

The Estate Agent People Recommend



9 St. Johns Close,
Woodley
RG5 4RD

Price guide £495,000



Wentworth Estate Agents are delighted to offer this well presented THREE BEDROOM mid terrace home with ENSUITE to the master bedroom. Situated at the end of a quiet CUL DE SAC in North Woodley and within walking distance of Woodley Precinct, Woodford park, schools and easy access to A329m and M4.

The ground floor offers spacious accommodation with a good size living room, leading through to the conservatory with views of the garden and a chance to unwind. The kitchen has plenty of eye and base level units with hob, oven, integrated dishwasher and door to the garden and further space for washing machine in a utility area of the kitchen. From the kitchen you can access the cloakroom and through to the dining room which has plenty of space for a six seater table.

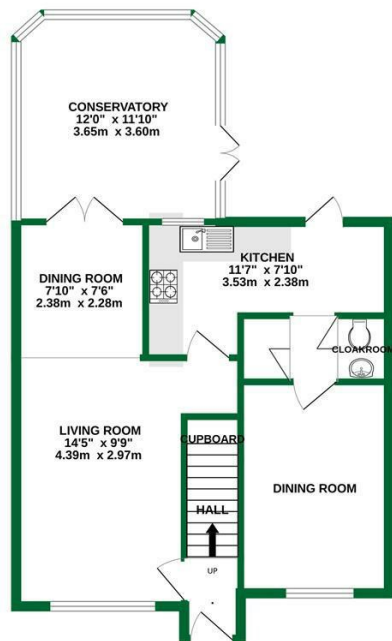
To the first floor, a master bedroom at the front with walk through wardrobes and ensuite with large shower, WC, wash hand basin, towel rail and mirror with storage. A further double bedroom at the rear overlooking the garden and a large single bedroom with fitted wardrobes. Family bathroom is half tiled with a bath, wash hand basin, WC and towel rail.

To the front is DRIVEWAY PARKING for two to three cars and to the rear is a lovely well maintained garden with a good degree of privacy, large patio and a DETACHED HOME OFFICE.

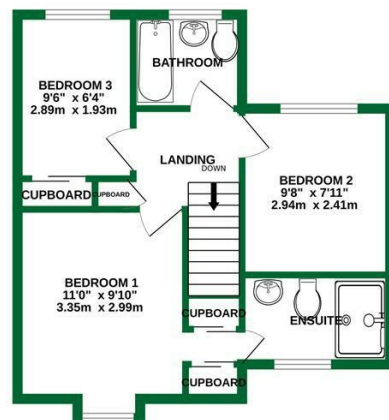
Further benefits include gas central heating, fantastic ground floor living space, water softener, landscaped garden at the front, access at the rear of the garden for bikes etc, walking distance to Woodley town centre and NO ONWARD CHAIN.

Council Tax band - D
EPC Rating - D

GROUND FLOOR
622 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

- THREE BEDROOMS WITH EN SUITE TO MASTER BEDROOM
- SPACIOUS GROUND FLOOR ACCOMMODATION
- WELL MAINTAINED REAR GARDEN WITH OFFICE
- DRIVEWAY PARKING TO THE FRONT FOR 3 CARS
- QUIET CUL DE SAC IN NORTH WOODLEY
- WALKING DISTANCE TO WOODLEY PRECINCT & SCHOOLS
- EASY ACCESS TO A329M & M4
- NO ONWARD CHAIN



The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB
t: 0118 934 0027 e: twyford@wentworthea.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

