The Estate Agent People Recommend

WentWorth Estate Agents

37 Lunds Farm Road, Woodley RG5 4PZ

Price guide £485,000

Wentworth Estate Agents have the pleasure to offer to the market this EXTENDED FOUR BEDROOM DETACHED family home. Situated in the sought-after location of North Woodley, this property is in prime location for access to Woodley precinct, which offers a great range of shops including Waitrose, Lidl, Iceland, Boots, banks and restaurants. This property is also in the catchment area and walking distance for Waingels College, Woodley C of E primary school and Willowbank infant and junior schools.

For the commuter this property gives very easy access to the A4, A329M, M4 and A329 and Reading can be reached by a regular bus service nearby taking just 25 minutes. Rail links are Earley to Waterloo, Reading and Twyford to Paddington with Crossrail due to start at the end of 2019.

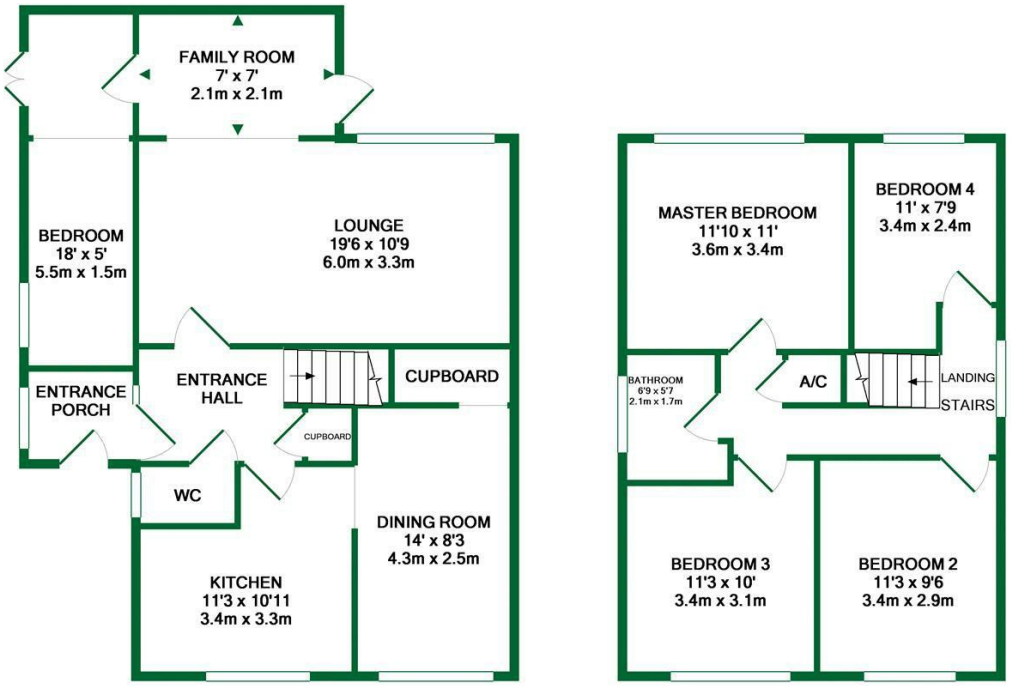
Ground floor accommodation comprises hall, cloakroom, study/ bedroom 5, living room, dining room and kitchen.

The first floor accommodation comprises master bedroom, three further bedrooms and family bathroom.

The property offers a small, enclosed and laid to lawn south facing garden with decking. There is a driveway with parking for up to three vehicles and a garage to the side of the property. Gas central heating and double glazing.

EPC rating D

NO CHAIN



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchaser. 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

- Sought-after North Woodley location
- Four good sized bedrooms
- UPVC Double Glazing
- Gas central heating
- Parking for three cars on driveway
- Garage
- Secluded South Facing Garden
- NO CHAIN

WentWorth Estate Agents

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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.