

The Estate Agent People Recommend



18 Nimrod Close,  
Woodley  
RG5 4UW

**£399,995**



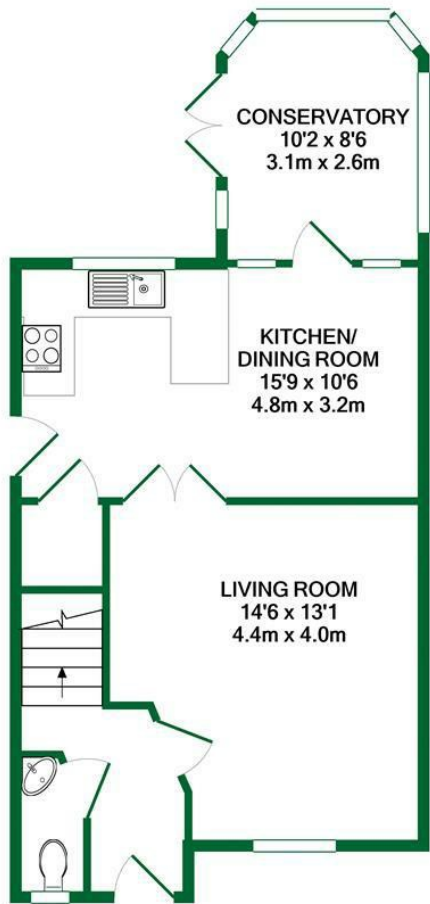
Wentworth Estate Agents have pleasure in offering to the market a BRYANT ALBANY THREE BEDROOM SEMI DETACHED HOUSE within a quiet cul de sac and on the ever popular Woodley Airfield and close to Ashenbury Park. The property offers ample space for side and kitchen extension subject to planning. The property is within catchment for Woodley C of E primary School and Waingels Secondary School.

Ground floor accommodation comprises of entrance hall, cloakroom, living room with bay window, kitchen / dining room with plenty of base and eye level units, oven and hob and conservatory with doors leading to garden.

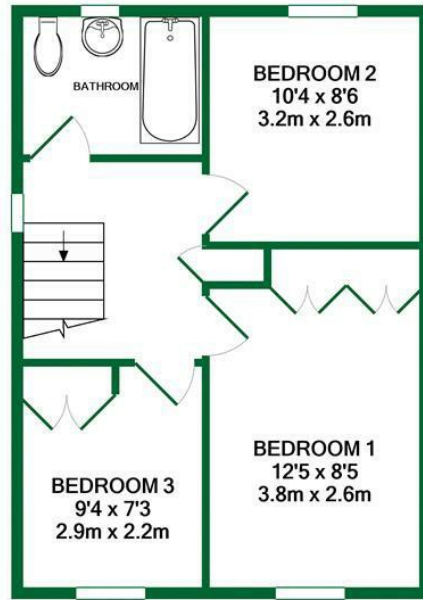
First floor accommodation comprises of master bedroom, a further two bedrooms and bathroom with bath and shower over, WC and wash hand basin.

Further benefits include garage, parking for 2 cars, gas central heating, garden laid to lawn, and further scope to extend.

EPC - C



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 SQ.M.)

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

- THREE BEDROOM SEMI-DETACHED
- QUIET CUL DE SAC
- GARAGE
- PARKING FOR 2 CARS
- SCOPE TO EXTEND SUBJECT TO PLANNING
- TWO RECEPTION ROOMS
- LAID TO LAWN GARDEN
- EPC - TB



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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.



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