

The Estate Agent People Recommend



60 Forest Road,
Woodley
RG5 4BQ

Price guide £275,000



Wentworth Estate Agents have pleasure in offering to the market this stunning TWO BEDROOM FIRST FLOOR FLAT, within an ideal location on Woodley Airfield, the location provides excellent commuter links to the M4 motorway, A329M, within a short walk to amenities and Dinton Pastures, the local bus stops serving Reading Town Centre.

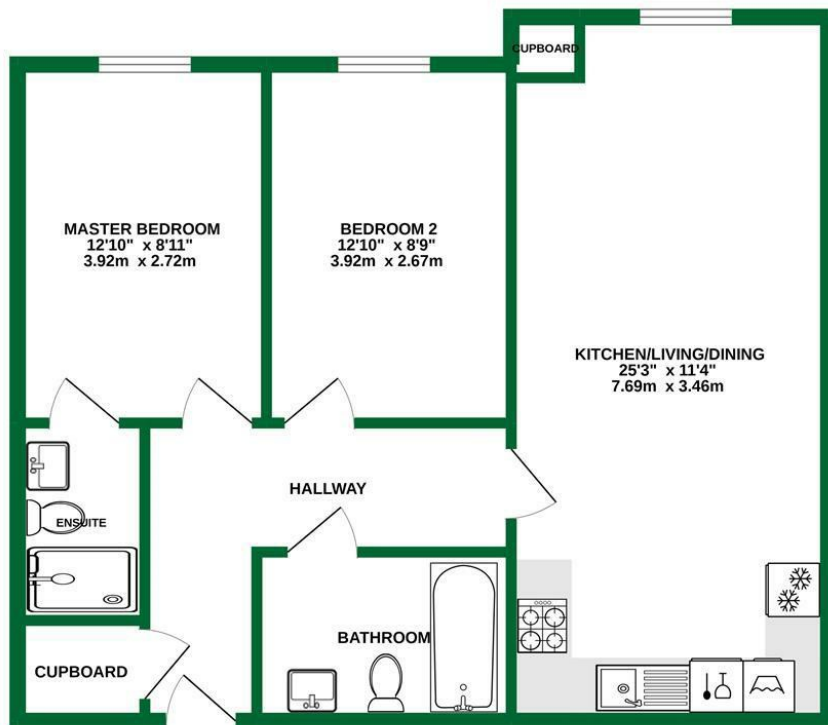
Accommodation comprises of entrance hall with a storage cupboard leading to a large open plan living space with kitchen, dining and living room. The kitchen is modern with plenty of eye and base level units, with integrated washer/dryer, integrated fridge/freezer, integrated dishwasher, a four ring gas hob and electric oven.

The master bedroom is a good size with a half tiled ensuite with Shower, WC, and wash hand basin . There is a further double bedroom and family bathroom, with a three piece white suite.

Additional benefits include an outlook onto the green, a bike shed, allocated parking with further visitor bays available, gas radiator central heating, UPVC windows throughout and a lease remaining of 122 years. Having been built in 2018 the property falls within its NHBC guarantee.

EPC - B

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq ft. (65.3 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 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

- Master bedroom with ensuite
- Fully equipped kitchen
- Tiled family bathroom
- Views over looking the green
- Excellent transport links
- Allocated parking with additional visitor bays
- Walking distance to Dinton Pastures
- Walking distance to local amenities
- 122 years on the lease



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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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