

The Estate Agent People Recommend



165 Fairwater Drive,  
Woodley  
RG5 3JQ

£350,000



Wentworth Estate Agents have pleasure in offering to the market a THREE BEDROOM SEMI-DETACHED property in the Southlake area of Woodley. The property includes a Garage at the rear of the property and is approached by a service road with a courtesy door to the rear of the garden.

Within 0.8 miles is Woodley Town Centre with local shops, pubs, banks, restaurants, and Waitrose. The popular Waterside Bar and Restaurant is within walking distance to the property.

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. Rail links are Earley to Waterloo, Reading and Twyford to Paddington.

Within catchment for Southlake Primary School, Highwood Primary School and Bulmershe Senior School.

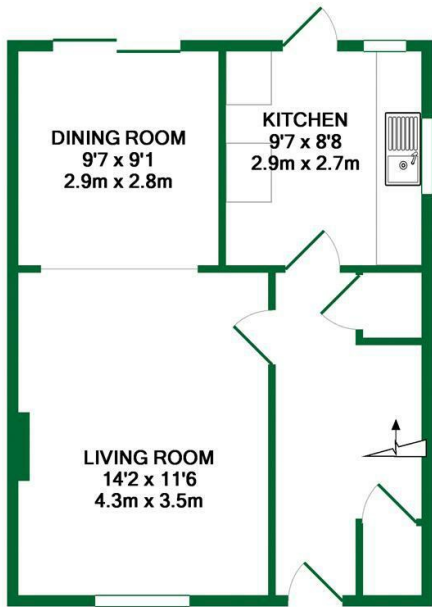
Ground Floor accommodation comprises of Entrance Hall, Living Room, Dining Room with sliding doors into the garden, recently re-fitted Kitchen with a door also leading into the garden.

First Floor accommodation comprises of Master Bedroom with fitted wardrobes, further two bedrooms and recently re-fitted Bathroom with separate WC.

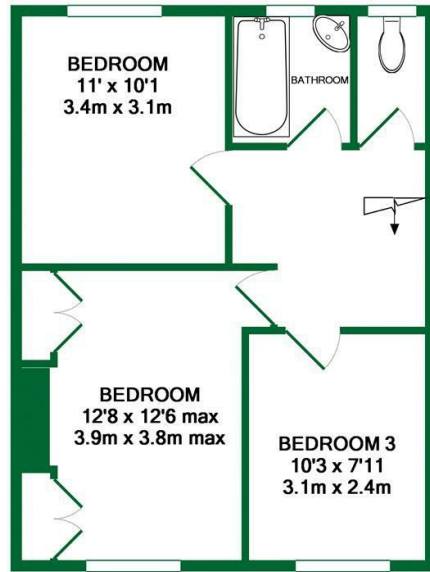
Further Benefits include Gas central heating, UPVC Double glazing, Garage at the rear of the property, private laid to lawn garden with patio area and parking for one car. The property has been re-decorated in the last 12 months.

NO ONWARD CHAIN

EPC - D



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.0 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.  
Made with Metropix ©2019

## ACCOMMODATION

- THREE BEDROOM SEMI-DETACHED
- GARAGE AT REAR OF PROPERTY
- PARKING
- NO ONWARD CHAIN
- WALKING DISTANCE TO WOODLEY TOWN CENTRE



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



wentworth\_ea



wentworthestateagents

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.