

The Estate Agent People Recommend

Wentworth

Estate Agents

120 Fairwater Drive,
Woodley
RG5 3JB

£375,000



Wentworth Estate Agents have pleasure in offering to the market a THREE BEDROOM SEMI-DETACHED property located in the Southlake development of Woodley.

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.

Catchment for Southlake Primary School, Highwood Primary School and Bulmershe Senior School.

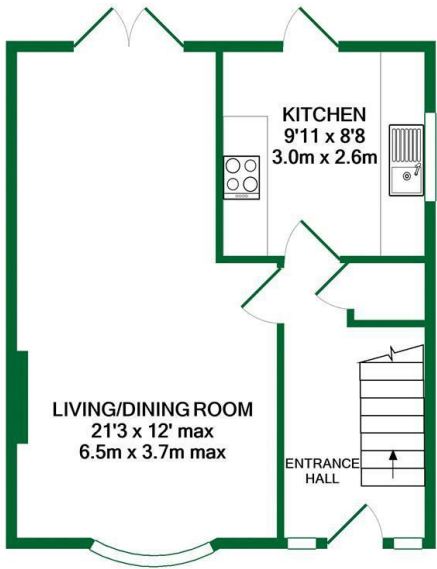
Ground Floor accommodation comprises of entrance Hall, Living Room, Dining Room with patio doors into the garden and kitchen with plenty of eye and base level units and door leading into the garden.

First floor accommodation comprises of master bedroom with fitted wardrobes, further two bedrooms and bathroom half tiled with WC, walk in power shower and wash hand basin.

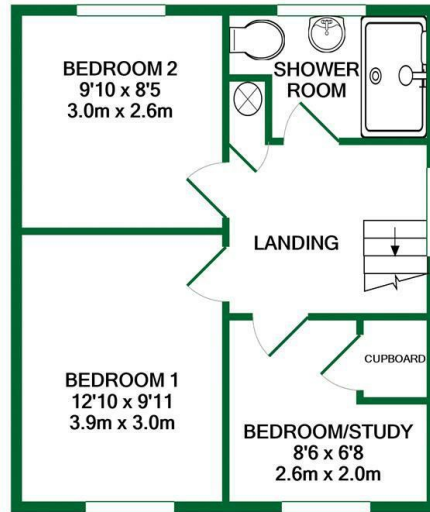
Further Benefits include Gas central heating, UPVC Double glazing, Hive system, alarm system, Garage with a further room at the back with electrics, private laid to lawn garden with decking area and a further patio area at the back of the garden, blocked paved driveway for 3 cars and further cars can be parked down the side of the property in front of the garage.

NO ONWARD CHAIN

EPC - D



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 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
- BLOCKED PAVED DRIVEWAY
- PARKING FOR 3 OR MORE CARS
- GARAGE
- LAID TO LAWN GARDEN
- NO ONWARD CHAIN

