

The Estate Agent People Recommend



27 Colemans Moor Lane,
Woodley
RG5 4BT



Wentworth Estate Agents are pleased to offer an ATTRACTIVE FOUR BEDROOM EXTENDED OLDER STYLE SEMI-DETACHED HOUSE in a sought after lane located within 0.8 miles from Woodley Shopping Town Centre, with its local shops, pubs and Waitrose.

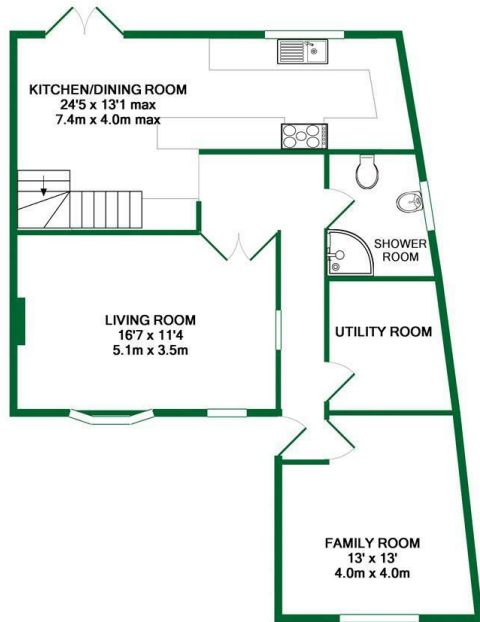
For the commuter this property gives very easy access to the A4, A329M, M4 and A329 and Reading can be reached by a regular bus service. Rail links are Earley to Waterloo, Reading and Twyford to Paddington. Within catchment for Rivermead Primary School and Waingels Senior School.

Ground Floor Accommodation comprises of Entrance Hall, Shower Room, Family Room, Living Room with wood burner, Kitchen / Dining Room, Utility Room. A lovely galley kitchen with space for a table and patio doors leading into the garden.

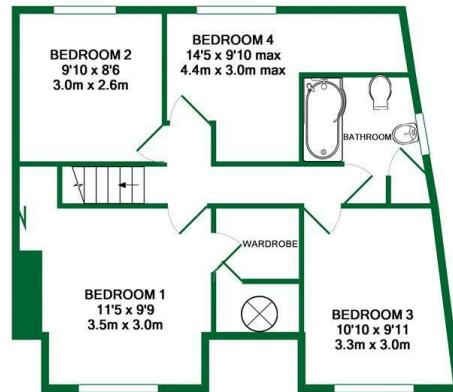
First Floor comprises of Master Bedroom with integrated wardrobes, Family Bathroom and a further three good size bedrooms.

Further Benefits include gated property with ample of parking, good storage with plenty of sheds, bike wash area, gas central heating, private garden laid to lawn.

EPC - E



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1356 SQ.FT. (126.0 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

- FOUR BEDROOMS
- AMPLE OF PARKING ON DRIVEWAY
- GATED FRONT GARDEN
- WITHIN 0.8 MILES OF WOODLEY TOWN CENTRE
- WOOD BURNER IN LIVING ROOM
- PLENTY OF STORAGE OUTSIDE
- LOFT STORAGE
- GALLEY KITCHEN / DINING ROOM
- SOUGHT AFTER LOCATION



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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.