

The Estate Agent People Recommend

# Wentworth

Estate Agents

7 Mannock Way,  
Reading  
RG5 4XW

Price guide £695,000



Wentworth Estate Agents have pleasure in offering a FOUR BEDROOM DETACHED BRYANT RICHMOND HOUSE with a DETACHED DOUBLE GARAGE within a small cul de sac and on the edge of the ever popular Woodley Airfield and close to Ashenbury Park.

The property is within catchment for Woodley C of E primary School and Waingels Secondary School.

Ground Floor accommodation comprises of entrance hall, cloakroom, front to back living room with fireplace, and open plan kitchen / dining room with under floor heating, with plenty of eye and base level units and island with space for a couple of stools, utility room off the kitchen with access to the rear south facing garden.

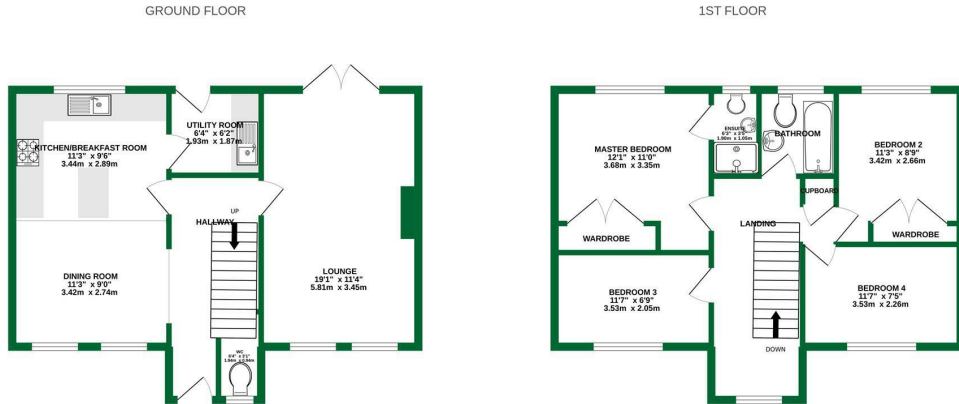
First floor accommodation comprises of master bedroom with fitted wardrobes and ensuite shower, WC and wash hand basin, a further double bedroom at the rear with fitted wardrobes, two further bedrooms at the front and family bathroom with bath and shower over, WC and wash hand basin.

Further Benefits include detached double garage with access to the garage from the garden, gas central heating, south facing laid to lawn garden, parking in front of the garage for numerous cars.

EPC - C  
FREEHOLD  
COUNCIL TAX BAND - F

## ACCOMMODATION

- FOUR BEDROOM DETACHED BRYANT HOUSE
- OPEN PLAN KITCHEN / DINING ROOM
- DETACHED DOUBLE GARAGE
- SOUTH FACING REAR GARDEN
- PARKING IN FRONT OF THE GARAGE
- ACCESS TO GARAGE FROM REAR GARDEN
- WALKING DISTANCE TO ASHENBURY PARK



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



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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.