

The Estate Agent People Recommend



22 Uppingham Drive, Woodley RG5 4TH

Offers in excess of £475,000



Wentworth Estate Agents have pleasure in offering a **THREE BEDROOM DETACHED** property located in a sought after North Woodley location convenient to all amenities and walking distance to the highly favoured schools of Willowbank Infant and Junior School and Waingels College Senior School.

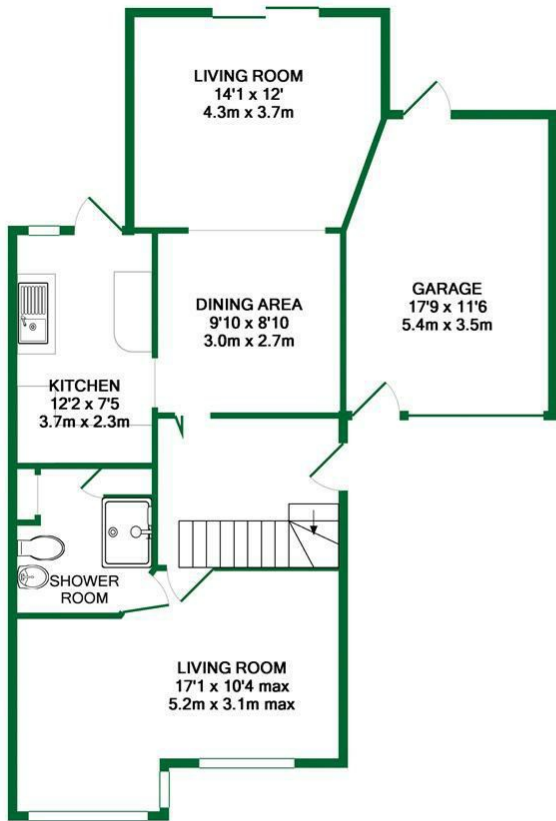
An ideal location for the commuter with easy access to the A329M, M4, and A4. For those wishing to use the rail system, a fast train service to London is available from either Twyford mainline station approximately three miles away and Reading mainline station also approximately three miles away.

Woodley town centre is a 5 minute drive away which benefits from a great range of shops, banks and restaurants including Waitrose, Lidl, Boots and Iceland.

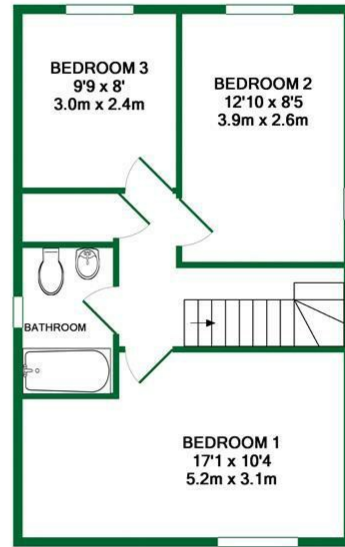
Accommodation comprises of Entrance Hall, Living Room, Kitchen, Dining Room, Family Room, Shower Room, three good size bedrooms and family bathroom.

Further Benefits include a ground floor rear extension, gas central heating, double glazed windows and doors, garage, carport, plenty of off road parking and an enclosed private south facing rear garden.

EPC rating D



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1152 SQ.FT. (107.0 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 good size bedrooms
- Walking distance to junior and senior schools
- Approximately a 5 minute drive to Woodley Town Centre
- Regular bus route to Reading within a five minute walk
- Southerly facing rear garden
- Plenty of off road parking
- Walking distance to Sonning on Thames
- onning golf club within a five minute walk



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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.