The Estate Agent People Recommend

WentWorth Estate Agents

12 Steggles Close,
Woodley
RG5 3AH

**Price guide £795,000**

Wentworth Estate Agents have pleasure in offering to the market a FOUR BEDROOM DETACHED HOUSE within the sought after area of North Woodley.
The property has access to the A4, A329 and M4 and within walking distance of Woodley Town centre offering a wide range of amenities that include Waitrose, Doctors, Dentists and further shops.

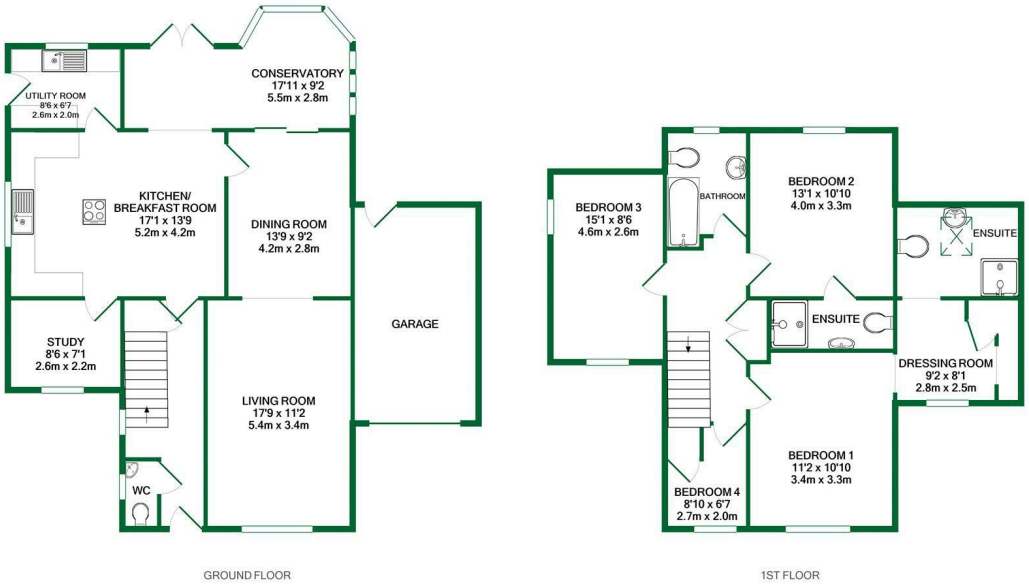
Within catchment for Beechwood & St Dominic primary and Waingels and Forest School Senior Schools.

Ground floor accommodation comprises of entrance hall, cloakroom, living room, dining room, kitchen with island and plenty of eye and base level units, utility, study and conservatory.

First floor accommodation comprises of Master bedroom with dressing room and large ensuite bathroom, a double bedroom at the rear with shower ensuite, a further two bedrooms and family bathroom.

Further benefits include gas central heating, UPVC double glazed windows, garage, parking for two cars on the driveway and enclosed garden,

EPC - C




TOTAL APPROX. FLOOR AREA 1787 SQ.FT. (166.0 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 ©2021

## ACCOMMODATION

- FOUR BEDROOM DETACHED HOUSE
- MASTER BEDROOM WITH DRESSING ROOM AND ENSUITE
- THREE BATHROOMS
- THREE RECEPTION ROOMS
- ENCLOSED GARDEN
- GARAGE
- PARKING FOR 2 CARS ON DRIVEWAY
- WITHIN WALKING DISTANCE TO WOODLEY CENTRE

WentWorth Estate Agents

wentworthea.com

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.