

The Estate Agent People Recommend

# WentWorth

Estate Agents

86 Butts Hill Road,  
Woodley  
RG5 4NR

**£550,000**



WentWorth Estate Agents have pleasure in offering to the market, for the first time since it was built in 1957, a THREE/FOUR BEDROOM SEMI DETACHED PROPERTY WITH DOUBLE GARAGE, on a tree-lined road in North Woodley.

The property is located in the sought after area of North Woodley, within walking distance to local amenities including restaurants, banks, library, Waitrose supermarket and a community centre. Providing access to transport routes for the A4, A329 and M4. Within school catchment for Willow Bank primary school and Waingels College secondary school.

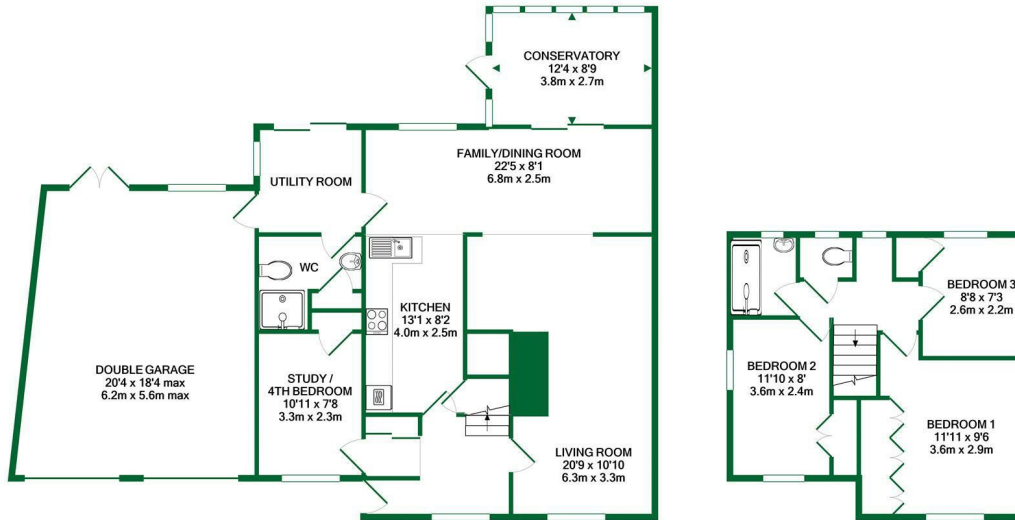
Ground floor accommodation comprises of an entrance hall, study/4th bedroom, open plan living and dining room, kitchen, conservatory, and cloakroom/shower room.

First floor accommodation comprises of a master bedroom, further double bedroom, single bedroom, bathroom with walk in shower and a separate WC.

Further benefits include gas central heating, UPVC triple glazed windows, 93ft south/west facing garden with large patio area, double garage and parking for four cars.

EPC - D

NOONWARD CHAIN



GROUND FLOOR  
APPROX. FLOOR  
AREA 1293 SQ.FT.  
(120.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 427 SQ.FT.  
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1720 SQ.FT. (159.8 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/FOUR BEDROOM SEMI-DETACHED
- SOUGHT AFTER LOCATION IN NORTH WOODLEY
- DOUBLE GARAGE
- PARKING FOR 4 CARS
- GENEROUS PLOT
- GOOD SCHOOL CATCHMENTS
- NO ONWARD CHAIN
- 93FT GARDEN
- FURTHER SCOPE FOR EXTENSION STPP



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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.