



## 8 Birchen Close

, Woodcote, RG8 0SW

**Offers in excess of £500,000**



A well presented, recently modernised 4 bedroom family home in the popular village of Woodcote, close to sought after schools and excellent bus service to Reading & Oxford.



## Description

A well presented, recently modernised, 4 bedroom family home in the popular village of Woodcote, close to sought after schools and excellent bus service to Reading & Oxford

Situated in a quiet cul de sac, this recently modernised family home benefits from, driveway parking and front garden to front door which opens to the reception hall with cloakroom.

Modern kitchen breakfast room with built in appliances and outlook to front garden, Living room with media wall and French doors to rear garden as well as dining room which access back to the reception hall.

Upstairs to 2 double bedrooms to the rear, a further small double and single bedroom to the front, family shower room which has been recently modernised.

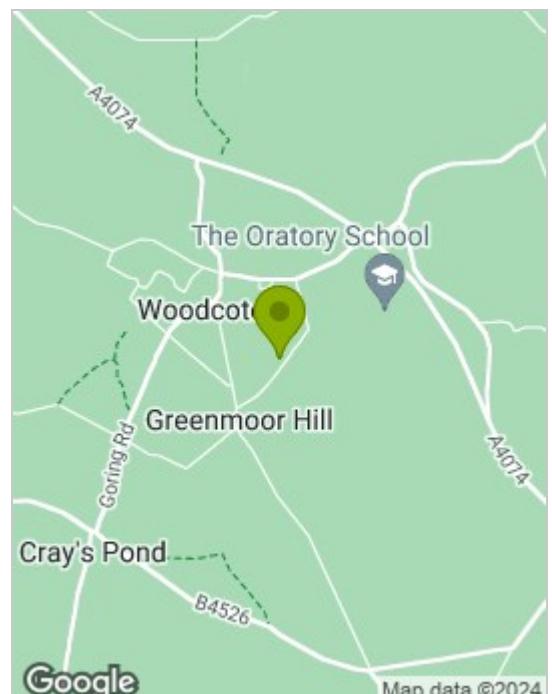
Outside to the enclosed rear garden with patio terrace, shed and rear garage entry

Driveway parking and garage.

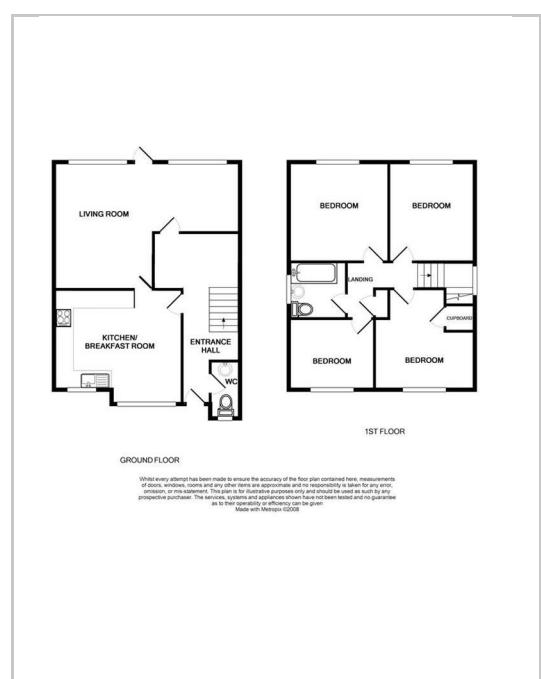
The property is in excellent condition and would be ideal for a family upsizing to the village.

Woodcote village centre is also within a walking distance with its popular Red Lion pub, Coop shop and local chip shop. Sought after primary and secondary schools are nearby and Reading and Oxford are within driving distance as is the M4, A34 and nearby station located in Goring on Thames.

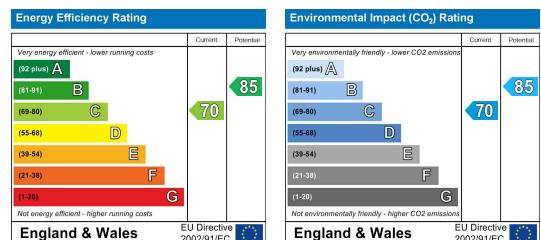
## Area Map



## Floor Plans



## Energy Efficiency Graph



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