

3 Bed Semi-Detached In Lunds Farm Road , Woodley, Reading, RG5 4PZ

£475,000





SHORT DESCRIPTION

Property Ref: 12999 Offered to the market is this three bedroom semi-detached home on a generous plot. The property is conveniently located within the Waingels school catchment and within short walking distance to Ashenbury park and local shops and amenities. Further benefits include a large front porch, a private enclosed rear garden, potential to extend subject to planning permissions, downstairs WC, driveway parking and garage.....

3

Bed Room(s)

1

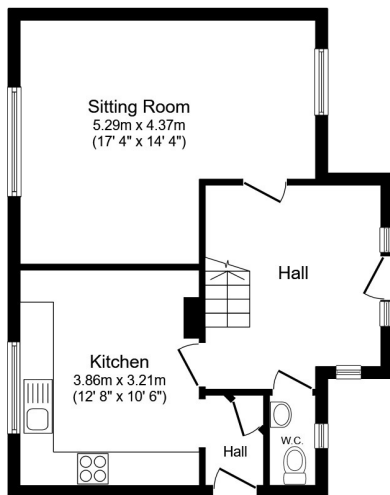
Bath Room(s)

1

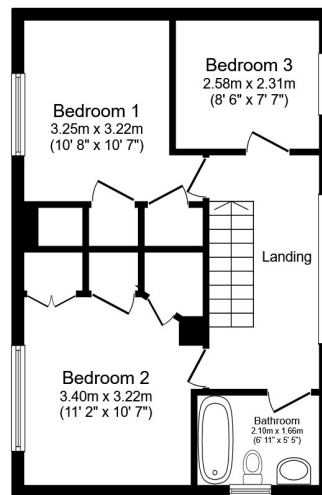
Living Room(s)

FLOOR PLAN

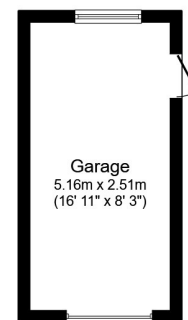
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor



First Floor



Garage

Total floor area 104.9 m² (1,129 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)