

124, Wayside Green, Woodcote,
S. Oxon, RG8 0QJ

£400,000

Beville
ESTATE AGENCY

- Three bedrooms
- Solar Panels
- Log burner
- Sought after location
- Excellent schools nearby (Primary & Secondary)
- Private rear garden
- Presented in excellent order
- Ground floor shower room
- Garage and driveway parking

Three bedroom semi detached property presented in good order and set within a quiet cul-de-sac, offering off road parking, garage and enclosed rear garden.

Accommodation includes; porch, entrance hall, recently fitted ground floor shower room, sitting room, dining room with French doors onto garden, opening to 16ft fitted kitchen, three bedroom and family bathroom.

Noteworthy features include; gas fired central heating, uPVC double glazing and facias, secluded rear garden, garage and off road parking, solar panels, recently installed log burner.

To the Front of the property drive leads to a garage, providing off road parking, outside tap at the front, garden laid to lawn, outside light, gated side access to:

To the rear of the property is a paved patio, outside tap, outside light. garden laid to lawn, enclosed with timber fencing. There is a gate to the rear giving access to green area to the back.

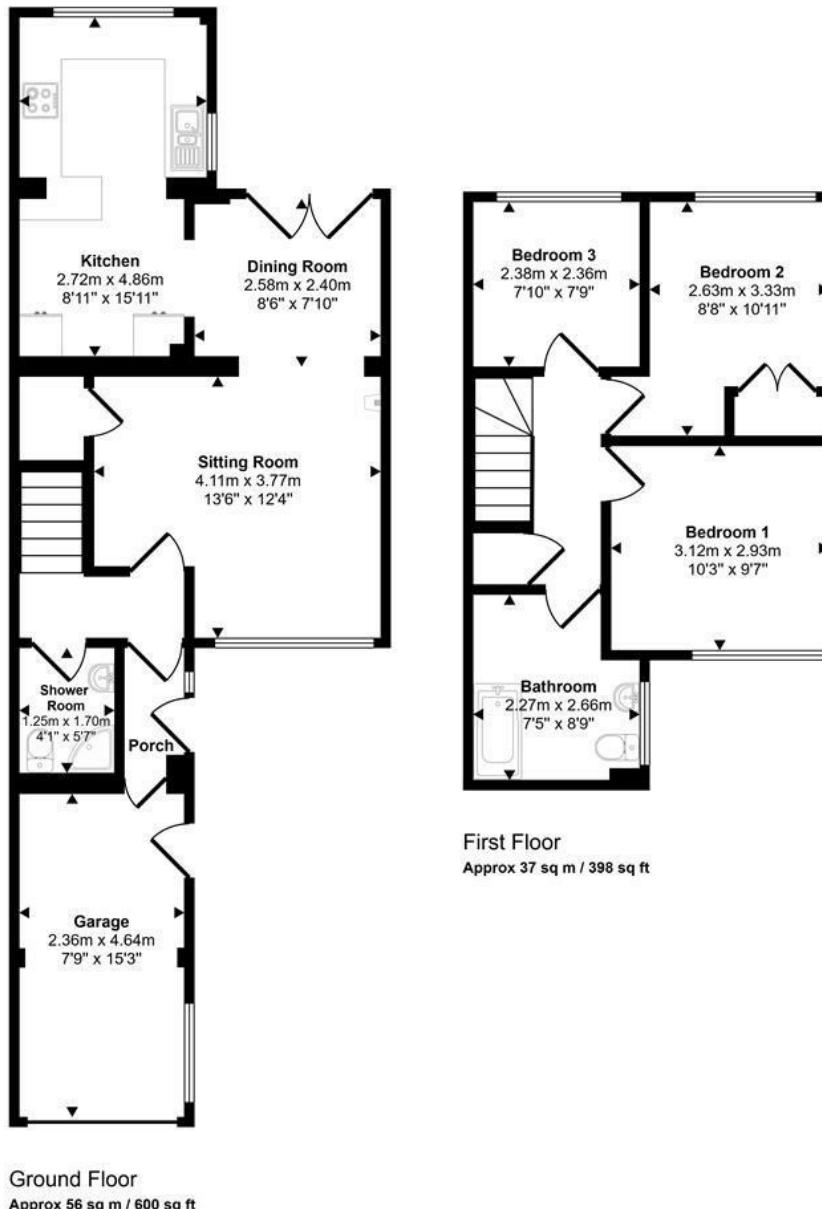
Total Floor Area: 998sq.ft (93sq.m)

Services: Mains electricity, gas, water & drainage.

Council Tax: Band D

Wayside Green is conveniently situated within easy walking of shops and amenities providing day to day needs including; Two small convenience stores and a Co-op supermarket, fish and chip shop, hairdressers, health centre, library, garage, garden centre, two Public Houses. The village boasts excellent schooling at both primary and secondary levels, with Langtree School receiving recent accolades for academic, sporting and cultural achievements. Woodcote is set on the edge of the picturesque Chiltern Hills and is within easy access to Reading (8 miles), Henley (8 miles) and M4 junction 12 (9 miles). London Paddington is less than 30 minutes from Reading Railway Station or 45 minutes from Goring Railway Station (3 miles away). Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. Woodcote is within a designated Area Of Outstanding Natural Beauty (AONB).

Approx Gross Internal Area
93 sq m / 998 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Directions

Proceeding north from Reading on the A4074, turn left at the signpost to Woodcote and continue for approximately ¼ mile, upon reaching the crossroads go straight over and take the first turning left into Folly Orchard, follow the road round into Wayside Green, taking the first turning on the left, whereupon the property will be found on the right hand side.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.

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