

The Estate Agent People Recommend

# WentWorth

## Estate Agents

43 Western Avenue,  
Woodley  
RG5 3BJ

**Price guide £595,000**

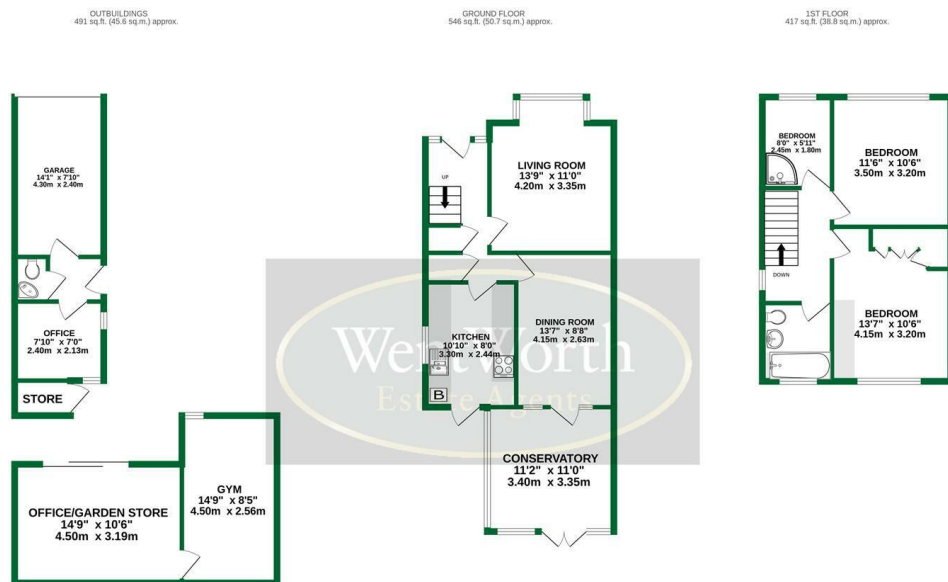


Located on the desirable Western Avenue in Woodley, this charming semi-detached house offers a perfect blend of comfort and functionality. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The three well-proportioned bedrooms ensure that there is plenty of room for family or guests, while the bathroom is conveniently located to serve all areas of the home.

One of the standout features of this property is the impressive 185ft rear garden, which presents a wonderful opportunity for outdoor enjoyment, gardening, or simply unwinding in a tranquil setting. Additionally, the garage has been thoughtfully designed to include an office area with a cloakroom, making it an ideal space for those who work from home or require a dedicated gym area.

Situated on a sought-after road, this home benefits from a friendly neighbourhood atmosphere while still being conveniently close to local amenities and transport links. This property is perfect for families or professionals seeking a peaceful yet connected lifestyle. With its characterful charm and practical features, this semi-detached house is a must-see for anyone looking to make a new home in Woodley.

EPC rating C  
Council tax band D  
Freehold



TOTAL FLOOR AREA: 1454 sq ft (135.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

- SOUGHT AFTER ROAD
- 185FT REAR GARDEN
- 3 BEDROOMS & 3 RECEPTION ROOMS
- AMPLE DRIVEWAY PARKING & GARAGE
- HOME OFFICE/GYM
- WALKING DISTANCE TO SHOPS AND SCHOOLS



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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.

