

Phillips Close, Woodley, Reading, RG5 4XD



£695,000 Freehold

Completely Reading.

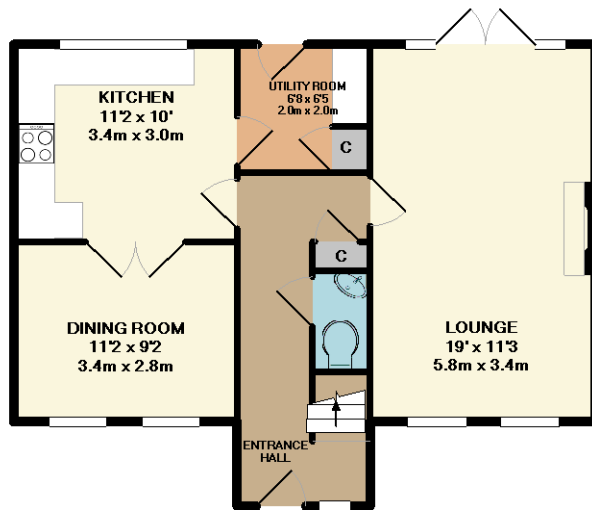
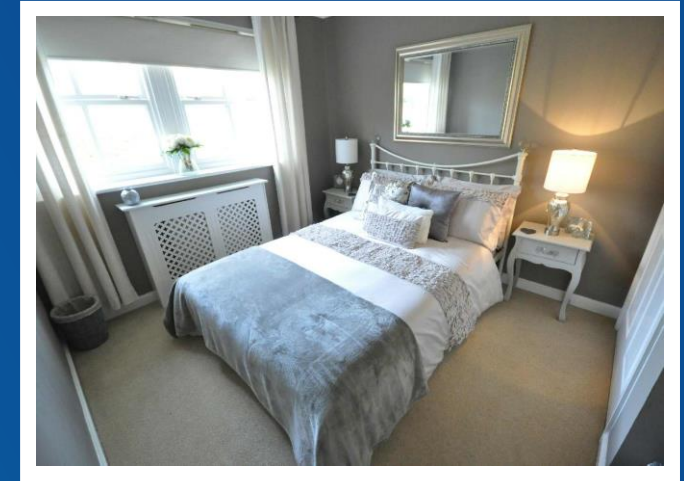


- Delightful Tucked Away Location
- Adjoining Aldermoor's Nature Reserve
- Altered Bryant Built 'Richmond' Detached
- Five Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Refitted Kitchen With Built In Oven/Hob
- Double Width Garage
- Delightful Low Maintenance Garden
- Located Near To Amenities
- Five Minutes Drive To A329M/M4 Motorways
- An Internal Inspection Is Strongly Recommended
- Council Tax Band F

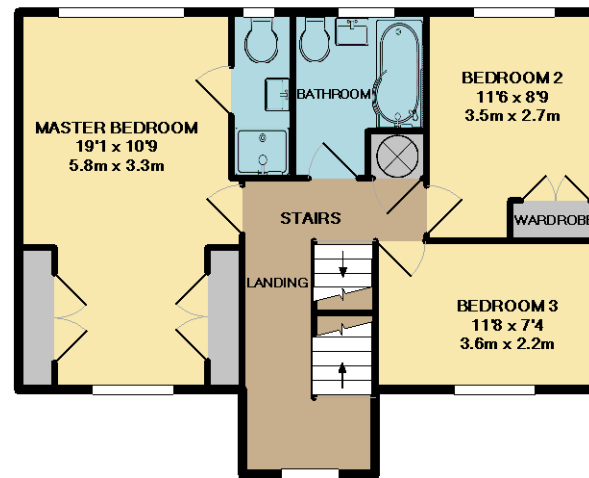


An outstanding example of a Bryant built 'Richmond' style detached family home which has been improved with a loft conversion and now offers five bedrooms and two bathrooms.

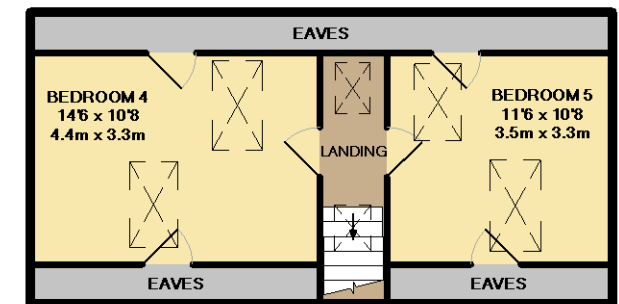
The location is undoubtedly a feature of this property being in a tucked away position towards the end of a private drive and also with gardens that abut Aldermoor's Nature Reserve. The driveway gives access to a double width garage and a side access leads to a delightful low maintenance garden. Properties in Phillips Close have always been highly sought after a further feature is its location being close to shops, schools, bus services and also approx five minutes drive from the A329M and M4 motorways.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

PHILLIPS CLOSE

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact Rating		
	Current	Potential
Very environmentally friendly – lower CO2 emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	67
(21-38) F		
(1-20) G		
Not environmentally friendly – higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Woodley Office

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The Agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. In the case of an extension, conversion or double glazing, the Agent has not verified any planning consents, building regulation approval or FENSA certification that may be required. On these matters you are advised to obtain verification from your solicitor or surveyor. Living in a designated school catchment area does not guarantee a school place, we advise consulting the Local Authority and school.



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