



30 Arundel Road
Woodley

£550,000



Robertsons

30 Arundel Road Woodley Berkshire RG5 4JL

A spacious and immaculately presented semi detached family home in this popular location close to local shops and amenities. Entrance hall, Sitting room, Kitchen/Dining/Family room, Utility room, Bedroom 1 with en suite shower room, Three further bedrooms, Family bathroom, Gas central heating, Double glazing, 23' garage, Parking, Gardens. Viewing recommended.

Entrance hall

Radiator, stairs to first floor, telephone point, down lighters

Sitting room

Fireplace with gas fired wood burner, radiator, down lighters, window to front

Kitchen/breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space for range oven with splash back and extractor over, built in dishwasher, space for American style fridge freezer, part tiled walls, under stairs storage cupboard, down lighters, space for table, two radiators, window to rear, three velux windows, bi folding doors to garden

Utility room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for appliance, radiator, cupboard housing Ideal gas fired central heating boiler, part tiled walls, down lighters door to garden

Inner hall



Shower room

Shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, down lighters, window to rear

First floor

Landing

Access to loft space, down lighters,

Bedroom 1

Radiator, down lighters, window to front

En suite

Shower cubicle housing rainfall shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, tiled walls, heated towel rail, down lighters, window to rear

Bedroom 2

Radiator, window to front

Bedroom 3

Radiator, window to rear

Bedroom 4

Radiator, TV point, window to front

Bathroom

White suite comprising panelled bath with mixer tap, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, part tiled walls, tiled flooring, down lighters, shower cubicle housing rainfall shower unit, window to rear

Front garden/Parking

The driveway provides parking for several cars

Garage

With roller shutter door, down lighters, TV point

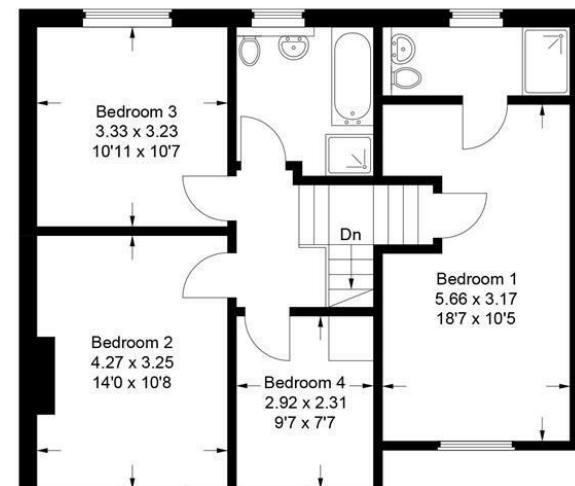
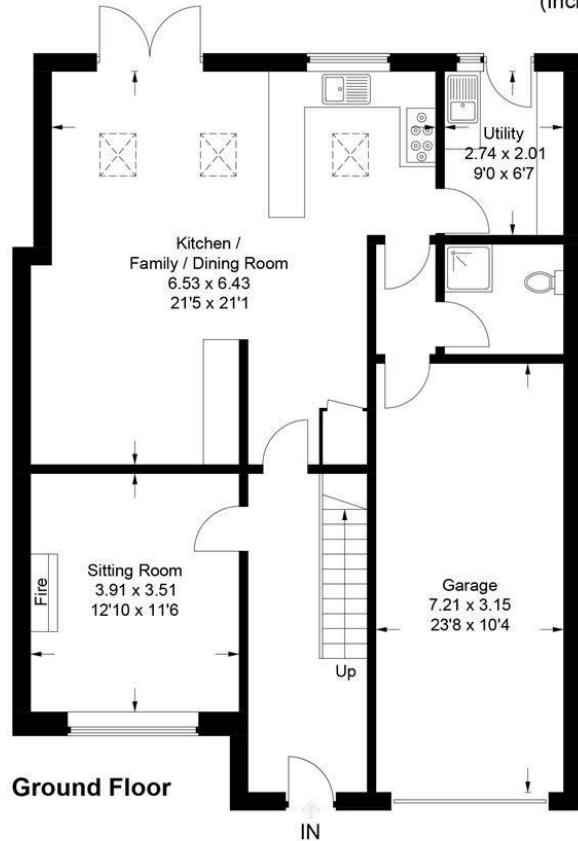
Rear garden

An area of patio leads to the remainder of a garden which is laid to lawn. All is enclosed by panelled fencing and extends to 44' x 34'



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Approximate Gross Internal Area
 Ground Floor = 102.7 sq m / 1,105 sq ft
 First Floor = 66.7 sq m / 718 sq ft
 Total = 169.4 sq m / 1,823 sq ft
 (Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Robertsons Estate Agents
 Swains House, Swains Lane
 Flackwell Heath
 Buckinghamshire
 HP10 9BN

Tel: 01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(38-54)	E		
(21-37)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(38-54)	E		
(21-37)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Robertsons for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



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