



Whitehouse Road, Woodcote RG8 0SA



Whitehouse Road, Woodcote

An attractive Victorian cottage situated in an established residential road in this popular village with block paved driveway and secluded 80' garden with a further 50' of raised bank beyond. The property has been extended and improved now with 3 bedrooms & loft room, 4-piece bathroom whilst the ground floor features open plan living/dining room, cloakroom and kitchen with utility area.

The property has gas central heating with double glazing throughout.

Tenure - Freehold

Accommodation

Oak framed entrance porch: Window and oak front door.

Living Room: 23'4 x 12'6 max. Sash window to front, double glazed French doors to rear, cast iron fireplace and wood surround with slate hearth, wood style floor, two radiators, under stair storage cupboards.

Dining Room: 11'8 x 8'4

Double glazed windows to front and side, radiator, wood style floor.

Kitchen: 15'5 x 8'4 Window and door to side, range of storage units, wood worktops, white sink, electric ceramic hob and extractor hood, twin electric oven, fridge freezer, dishwasher, tiled floor, radiator, microwave, cupboard housing gas boiler, down lighters, twin doors to;





Utility Room: 7'4 x 3'8
Window to rear, cupboard, worktop, space for washing machine and tumble drier, tiled floor, down lighters.

Cloakroom: White suite comprising WC, hand wash basin, radiator, window.

Inner Lobby: Stairs to loft room.

Bedroom 1: 12'6 x 11'5
Wood floor, radiator, sash window.

Bedroom 2: 12' x 8'5
Double glazed windows front and side, wardrobe, radiator, down lighters.

Bedroom 3: 9'9 x 9'
Sash window to rear, radiator, wardrobes.

Bathroom: 8'5 x 8'5 Window, 4-piece white suite that includes bath and shower cubicle, tiling, chrome radiator, airing cupboard.

Loft Room: 11'2 x 11' Window to front, eaves cupboards.

Outside

To The Front:
Block paved drive with a picket fence to front and a side hedge, path to garden.

Rear Garden:
A lovely feature the garden is 85' in length with a rising bank that extends a further 50'. The garden is mainly laid to lawn with occasional mature shrubs and it is enclosed by timber fence. There is a paved terrace by the house and a path to another terrace at the rear with timber shed.



Directions

From our office turn left through the Market Place, onto the Reading Road follow this to the large roundabout and turn left on to the A4130. At the next roundabout turn right on to the A4074 and continue for about 4 miles. At the top of the hill turn right into Red Lane (B472) into Woodcote. On entering the village take the 2nd left in to Whitehouse Road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	77
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

