



Quentin Road, Woodley, Reading, RG5 3NE

OIEO £475,000 *To be advised*

4 2 2

A beautifully extended and intelligently reconfigured four/five-bedroom family home, positioned within the ever-popular Southlake area of Woodley, offering exceptional versatility, modern living and excellent future potential.

This impressive home has been thoughtfully improved to create a fluid and highly adaptable ground floor, perfectly suited to both everyday family life and entertaining. A welcoming entrance hall sets the tone, leading through to a generous 20ft living space, cleverly extended to incorporate a dedicated study or play area—ideal for modern working and family dynamics.

At the heart of the home lies a stylish refitted L-shaped kitchen/dining room, complete with breakfast bar and French doors opening directly onto the garden, creating a seamless indoor-outdoor connection. A separate utility room and cloakroom enhance practicality, while a ground floor bedroom with its own en-suite provides excellent flexibility for guests, multi-generational living or a private workspace.

Upstairs, three well-proportioned bedrooms are served by a contemporary family bathroom, offering comfortable accommodation for growing families.

Externally, the property continues to impress. The west-facing rear garden enjoys afternoon and evening sun and is complemented by a detached annexe positioned to the rear. This highly versatile space offers outstanding potential and is already configured to provide self-contained accommodation as a fifth bedroom suite or annexe, subject to final internal completion with kitchen and bathroom fittings. Equally, it presents an ideal opportunity for a home office, gym, studio or lifestyle space, perfectly aligned with modern living requirements.

To the front, driveway parking provides everyday convenience.

A superb family home combining flexibility, lifestyle and future potential—viewing strongly advised.

KEY FEATURES

- Extended four/five-bedroom semi-detached family home.
- Highly versatile layout including ground floor bedroom with en-suite.
- Impressive 20ft living room with dedicated study/play area.
- Stylish refitted L-shaped kitchen/dining room with breakfast bar.
- French doors opening directly onto the rear garden.
- Separate utility room and cloakroom for added practicality.
- Three well-proportioned first floor bedrooms with family bathroom.
- Detached annexe offering excellent potential (requires finishing).
- Ideal as self-contained accommodation, home office or gym.
- Driveway parking and west-facing rear garden.

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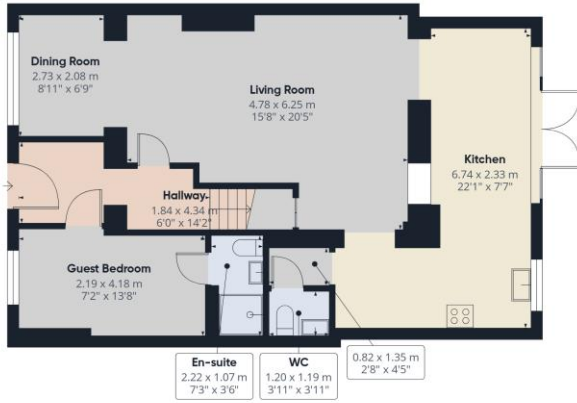
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MATERIAL INFO

Tenure: To be advised
Council Tax Band: D
EPC rating: C



Ground Floor Building 1



Floor 1 Building 1



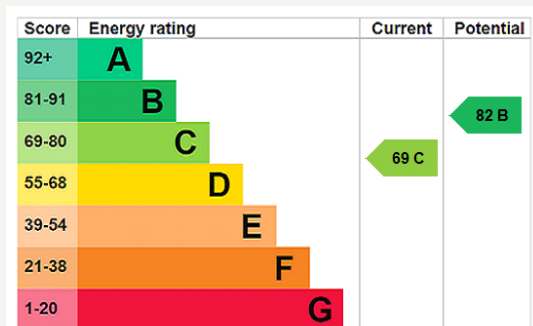
Ground Floor Building 2

Approximate total area⁽¹⁾
118.4 m²
1275 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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