



Oakend Way, Padworth, Berkshire, RG7 4JP

Offers in Excess of £550,000 *Freehold*



A Well Presented Extended Four Bedroom Semi-Detached Family Home in a Quiet Yet Well Connected Village Settings

Situated in a peaceful close in Padworth, Windynook is a beautifully presented and extended four-bedroom semi-detached family home offering spacious and versatile accommodation. Ideally located with easy access to the A4 (Bath Road), M4 motorway (Junction 12), Reading, Newbury and within half a mile of Aldermaston railway station, the property is ideal for commuters.

The accommodation includes a generous hallway, dual-aspect lounge with garden access, cosy snug with open fireplace, contemporary shower room, and an impressive rear extension featuring a fitted kitchen with breakfast bar opening to a family/dining area overlooking the wrap-around garden. Upstairs offers four well-proportioned bedrooms and a family bathroom.

Externally there is driveway parking for several vehicles, a detached double garage with electric up-and-over doors, EV charging point, oil-fired heating with a recently installed oil tank, and a private wrap-around garden ideal for entertaining.

KEY FEATURES

- Extended four-bedroom semi-detached family home in a quiet close
- Spacious dual-aspect lounge with garden access via double doors
- Cosy snug with open fireplace and contemporary ground floor shower room
- Impressive rear extension with fitted kitchen, breakfast bar and family/dining area
- Wrap-around private garden, ideal for entertaining
- Driveway parking for several vehicles plus detached double garage and EV charging point
- Oil Fired Heating with a New Oil Tank
- Convenient access to the A4 (Bath Road), M4 motorway (Junction 12) and Aldermaston railway station

Reading

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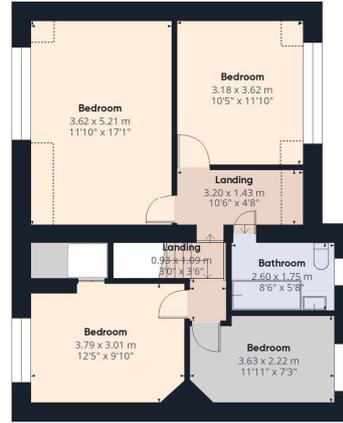


MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: D



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁰⁰
 185.8 m²
 2000 ft²
Reduced headroom
 2.8 m²
 30 ft²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 1.5 m/5 ft

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA260103>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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