



Bespoke
ESTATE AGENTS

47 Selsdon Avenue, Woodley
Guide Price £270,000



47 Selsdon Avenue

Woodley, Reading

This impressive ground floor maisonette offers two bedrooms, spacious living room, well-appointed kitchen, 3-pc bathroom, and generous private garden with garage access. Gas central heating, double glazing, off-road parking. North Woodley location.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Sought after North Woodley location
- Two well-proportioned double bedrooms
- Spacious living room with front aspect
- Modern fitted kitchen with storage cupboard
- Private rear garden with patio and lawn
- Direct access to garage from the garden
- Contemporary bathroom with built-in storage
- Gas central heating and double glazing
- Door from main bedroom to garden patio
- Walking distance to local shops and schools

Entrance Hall

The entrance hall leads directly into the living room, creating a simple and practical flow into the heart of the home.

Living Room

11' 0" x 16' 2" (3.35m x 4.93m)

A bright and spacious reception room with a large front aspect window, allowing for plenty of natural light. The room offers ample space for both seating and dining, finished with wood-style flooring and a modern feature wall. From here there is access to the kitchen as well as a door leading through to the inner hall, connecting the bedrooms and bathroom.

Kitchen

9' 0" x 10' 9" (2.74m x 3.28m)

A well-proportioned kitchen fitted with a range of contemporary units, wood-effect worktops, and tiled flooring. The design offers excellent workspace and storage, complete with integrated oven, hob, and extractor, new integrated washing machine (June 2025) with further space for appliances. A large front aspect window provides natural light, while a generous walk-in storage cupboard adds practicality. The room is directly accessed from the living room, making it both functional and convenient.

Inner Hall

Doors to bedrooms and bathroom.

Bedroom 1

10' 4" x 14' 0" (3.15m x 4.27m)

A spacious double bedroom featuring a built-in wardrobe and neutral décor. Natural light flows in through a rear aspect window and glazed door, which opens directly onto the patio area and private garden, creating a bright and airy feel.

Bedroom 2

9' 0" x 11' 0" (2.74m x 3.35m)

A well-sized second bedroom enjoying views over the rear garden. Versatile in use, this room comfortably accommodates a double bed or works equally well as a home office or guest room.





Bathroom

6' 9" x 7' 1" (2.07m x 2.16m)

A modern bathroom fitted with a three-piece suite comprising panel-enclosed bath with shower over, pedestal wash basin, and WC. Fully tiled walls create a clean and practical finish, complemented by a heated towel rail. The room also benefits from built-in storage cupboards, ideal for keeping toiletries and essentials neatly tucked away.

Garden

The property enjoys a private rear garden, mainly laid to lawn with a paved patio area ideal for outdoor seating and dining. A gated rear access provides convenience, with the garage positioned directly at the end of the garden for easy access. Mature planting adds a touch of greenery and privacy.

GARAGE

Single Garage

Located directly at the end of the garden for practical access, there is also residents parking area.



