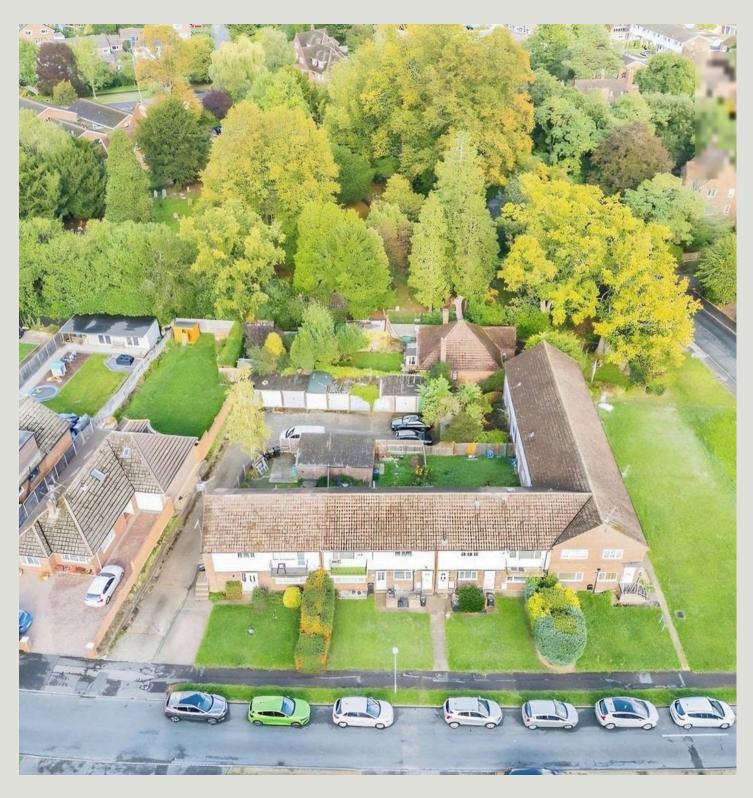




47 Selsdon Avenue, Woodley
Guide Price £270,000



# 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" × 14' 0" (3.15m × 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.









Floor area 57.6 sq.m. (620 sq.ft.)

Total floor area: 57.6 sq.m. (620 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be reled upon for any purpose and do not form any part of any agreement. No flashifty is taken for any error, oriestion or miscathernit. A party must rely upon its own inspection(s). Powered by www. Property box.ls.