



Offered to the market with no onward chain complications is this extended detached family home situated north of Wokingham town center and within easy reach of Green space and local amenities. Internally the property comprises open open-plan kitchen/dining room island and skylight, a 15ft living room, 13ft family/bedroom with an ensuite bathroom and cloakroom. on the 1st floor, there are 3 bedrooms and a family bathroom. To the rear of the property is a privately enclosed westerly-facing garden with a patio and to the front there is off-road parking for multiple vehicles.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Detached property
- 26ft Open plan kitchen/dining room
- 2 Bathrooms
- Cloakroom
- 2 reception rooms
- No onward chain





Council tax band D

Council- Wokingham

Additional information:

Parking

The property has a driveway with parking for multiple vehicles.

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

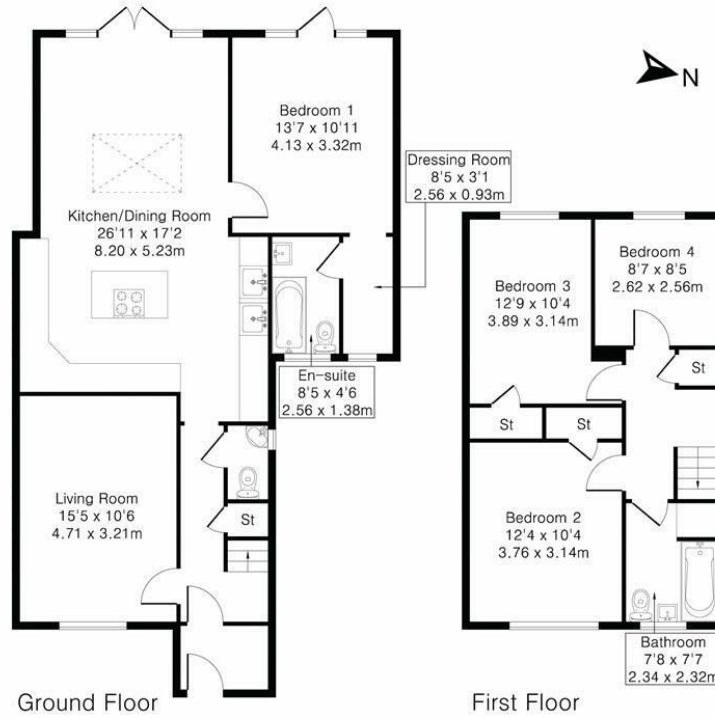
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

Approximate Gross Internal Area 1356 sq ft – 126 sq m
 Ground Floor Area 883 sq ft – 82 sq m
 First Floor Area 473 sq ft – 44 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.