



22, Windmill Avenue  
Wokingham  
Berkshire, RG41 3XD

**OIEO £500,000 Freehold**



This well presented three bedroom detached bungalow is set in a quiet, desirable location on the popular Scots Farm development close to local shops and woodland walks. The versatile accommodation comprises entrance hall, Living room separate dining room/bedroom 3, kitchen overlooking the rear garden, two bedrooms and a shower room. Outside there is a private south facing rear garden with an area of timber decking and a single garage with carport in front and ample driveway parking.

- No onward chain
- Spacious living room
- Kitchen with space for table
- South facing rear garden





## Situation

Scots Farm was mostly built in the 1960's and comprises a mix of bungalows, chalets and houses set on generous size plots. The development consists of just three roads and there are countryside walks from Simons Lane. For the commuter there is a main line station in Wokingham (Waterloo line) and Bracknell A329(M)/M4 can be accessed from the east of town.

## Outside

The south facing rear garden is laid mainly to lawn with an area of patio across the rear of the house with a store shed at the side and a single garage with carport in front. There is a bank of conifer trees along the rear boundary with well stocked shrub borders on the left. The front block paved driveway provides parking for several vehicles.

## Energy Performance Rating

D

## Council Tax Band

E

## Local Authority

Wokingham Borough Council

## Directions

Leave Wokingham through Woosehill roundabout turning first left into Old Woosehill Lane, first right into Chestnut Avenue and then turn right into Walter Road, turn right into Windmill Avenue where number 22 will be found on the left.



## Windmill Avenue, Wokingham, RG41

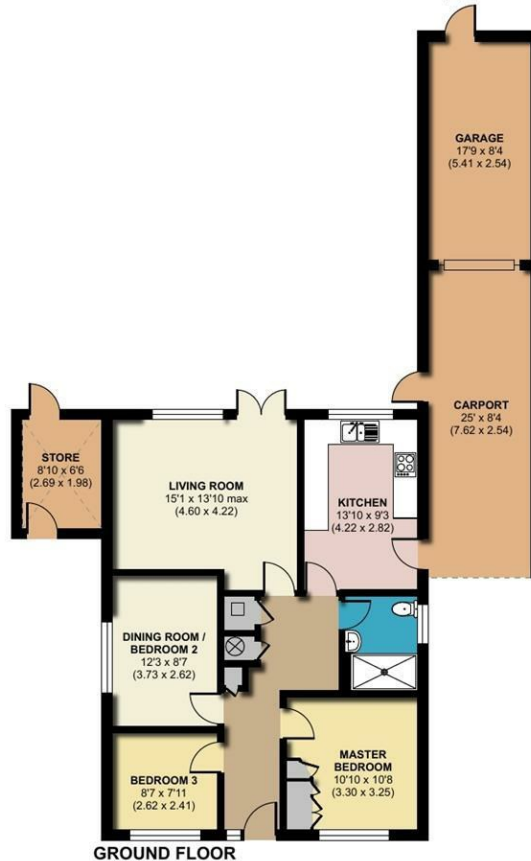
Approximate Area = 828 sq ft / 76.9 sq m (excludes carport)

Garage = 148 sq ft / 13.7 sq m

Outbuilding = 57 sq ft / 5.2 sq m

Total = 1033 sq ft / 95.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Michael Hardy. REF: 1039862

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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