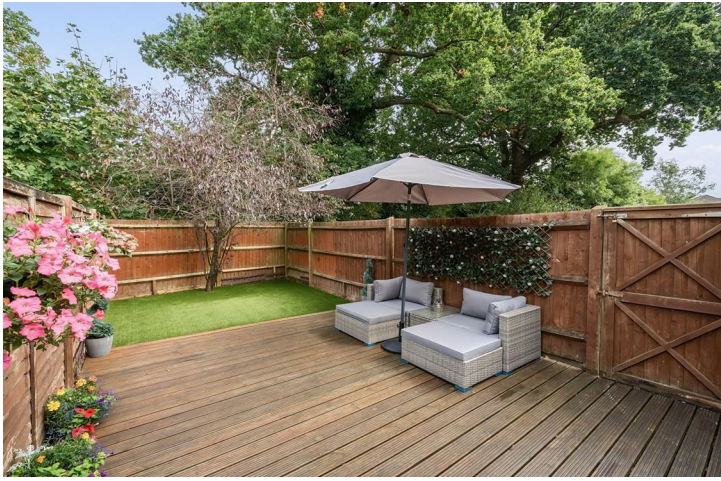




**3, Dowles Green
Wokingham
Berkshire, RG40 5AB**

£475,000 Freehold



This unique, smartly presented two bedroom town house is set on the popular Keephatch Park development. The versatile accommodation which is set over three floors comprises entrance hall, impressive open plan kitchen/living room with french doors leading into the garden room and cloakroom. There is a master bedroom with en suite bathroom and mezzanine overlooking the living room and second bedroom with ensuite on the second floor.

Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

Outside the private rear garden is enclosed by wooden fencing with timber decking across the rear of the house and artificial lawn beyond with a mature tree at the rear and gated side access leading to the one allocated parking space. The front garden is well stocked.

Dowles Green is set on the popular Keephatch Park development, the area is close to the A329(M) and M4 motorway yet is only 20 minute walk from Wokingham town centre. There are a number of parks and play areas interspersed around the development with properties ranging from two bedroom apartments, three bedroom terrace properties and townhouses.

- Over 950 sq ft of living
- Stylish mezzanine
- Garden room
- Stunning open plan kitchen/living room
- Two bedrooms with en suites





Dowles Green, Wokingham

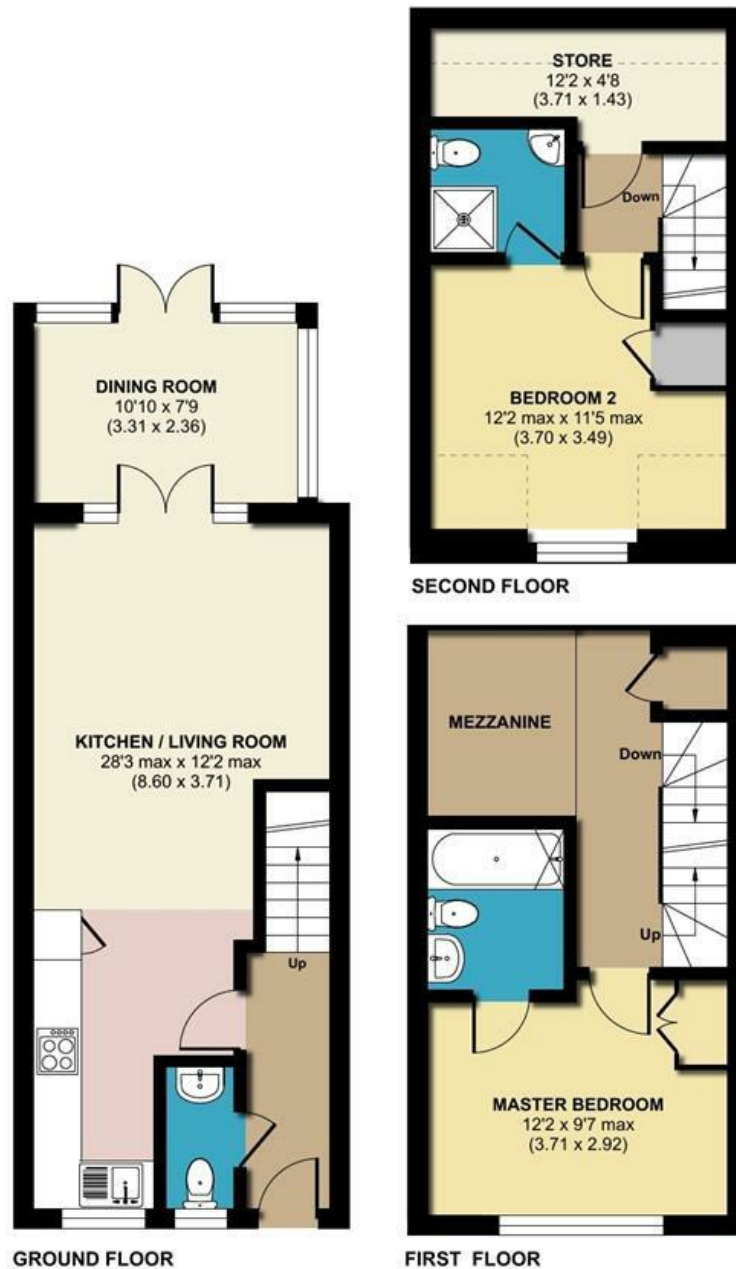
Approximate Area = 925 sq ft / 85.9 sq m

Limited Use Area(s) = 46 sq ft / 4.2 sq m

Total = 971 sq ft / 90.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1180679

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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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