



14, Russley Green
Wokingham
Berkshire, RG40 3HT

£800,000 Freehold



This beautifully presented four bedroom detached family home has been well maintained by the current owners. The property comprises of an entrance porch, hall with storage, a refurbished shower room, dual aspect living room, dining room, an office/snug (part of a side extension); and kitchen which has access to the carport and garage. To the first floor there are four bedrooms and a refurbished family bathroom with bedrooms one and two having built in wardrobes.

- 1628 sq ft / 151.1 sq m (includes attached garage)
- Garage and driveway parking
- Close to nearby countryside walks & good schools
- Private West facing rear garden
- End of cul de sac location
- Potential of development opportunity or extensions over the garage and carport (STPP)

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

To the front is driveway parking for four vehicles with the remainder laid out as lawn and mature shrubs. There is a garage and a carport which provides access to the garden. Gated access leads to a secluded rear garden comprising a patio area, with the rest laid to lawn and enclosed by timber fencing. There is a large shed for storage.

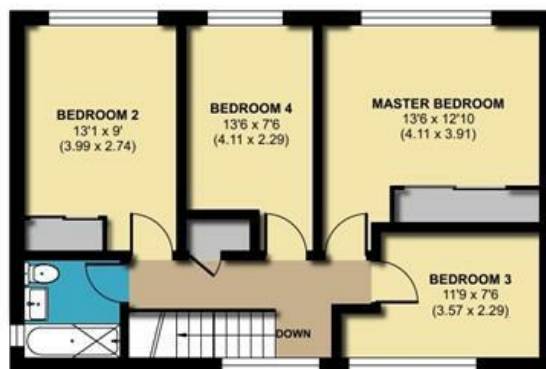
Russley Green is an established location comprising houses built in the 1960s with generous plots which is approximately 25 minutes walk from Wokingham town centre and train station. It enjoys excellent access to Crowthorne to the south, and Wokingham to the north. The area is well served by excellent state and independent schools for all age levels.



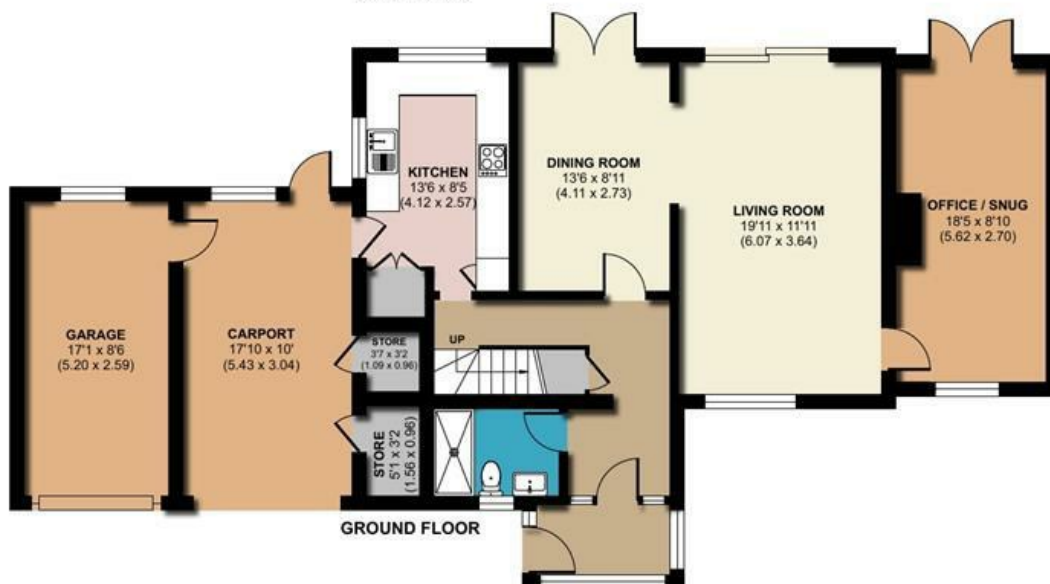


Russley Green, Wokingham

Approximate Area = 1452 sq ft / 134.8 sq m
Garage = 148 sq ft / 13.7 sq m (excludes carport)
Stores = 28 sq ft / 2.6 sq m
Total = 1628 sq ft / 151.1 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1210768

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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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