



**8, The Junipers
Wokingham
Berkshire, RG41 4UX**

£650,000 Freehold

COMING SOON

This well presented recently redecorated and recarpeted three bedroom detached family home is set on the popular Elizabeth Park development close to parkland and woodland walks. The accommodation comprises entrance hall, cloakroom, living room, dining room with adjoining conservatory which overlooks the private rear garden. There are three first floor double bedrooms including a spacious master bedroom with ensuite shower room and family bathroom.

- Stunning family home
- Spacious master bedroom
- Private rear garden
- Two reception rooms
- Detached double garage
- Desirable tree lined location

The rear garden is enclosed by wooden fencing and a large wall laid mainly to lawn with an area of patio that wraps around the rear of the house. There are well stocked borders of trees and plants with a double garage at the side of the house with gated side access leading to the newly laid front driveway which provides parking for several vehicles. The front garden is laid to lawn.

The Junipers forms part of the Elizabeth Park development in Barkham and was built by Roger Malcolm Homes in the late 1980's: it is now beautifully established and abuts countryside with access from the close to parkland and woodlands walks. The town centre and train station are approximately 1½ miles away, The Barkham Road leads away from town linking up with the A327 giving access both to Reading and Camberley and the A329(M)/M4 can be accessed via Winnersh.

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

The Junipers, Wokingham

Approximate Area = 1309 sq ft / 121.6 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 1598 sq ft / 148.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1132412

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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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