



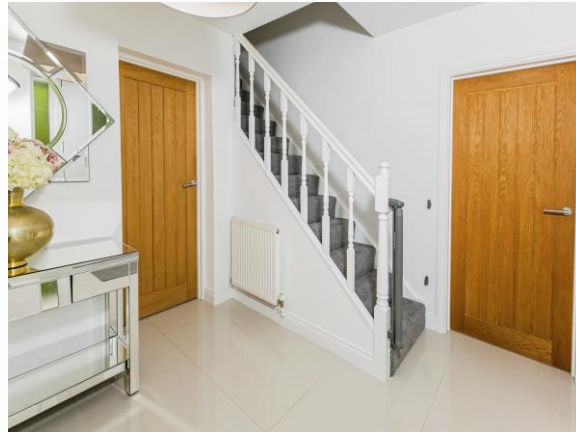
**Simons Lane, Wokingham RG41 3HG**



**welcome to**

## **Simons Lane, Wokingham**

Situated on an incredibly popular road within great school catchments sits this beautiful chalet bungalow, modernised throughout by the current owners, this incredible home offers ample parking to the side and rear. Stunning kitchen, living room, study and three spacious double bedrooms.

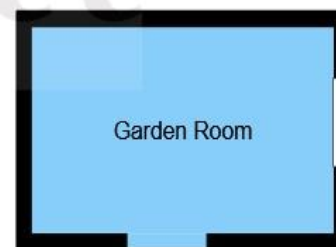




**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Hall**

**Cloakroom**

**Kitchen/Breakfast Room**

19' 9" x 11' ( 6.02m x 3.35m )

**Lounge**

19' x 13' 11" ( 5.79m x 4.24m )

**Bedroom Four/Study**

11' 11" x 9' 5" ( 3.63m x 2.87m )

**First Floor Landing**

**Bedroom One**

16' 1" x 9' ( 4.90m x 2.74m )

**Bedroom Two**

12' 5" x 9' 9" ( 3.78m x 2.97m )

**Bedroom Three**

11' 11" x 9' 7" ( 3.63m x 2.92m )

**Bathroom**

**Enclosed Garden**

**Garage**

Total floor area 142.8 m<sup>2</sup> (1,537 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Simons Lane, Wokingham

- Large Driveway
- Modernised Throughout
- Three Double Bedrooms
- Conservatory & Garden Room
- South Easterly Facing Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers in excess of

**£730,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LOE108530 - 0008

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