



**HUNTERS**<sup>®</sup>  
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Greenacres Avenue , Wokingham, RG41 5SX

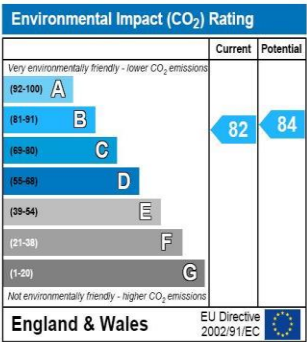
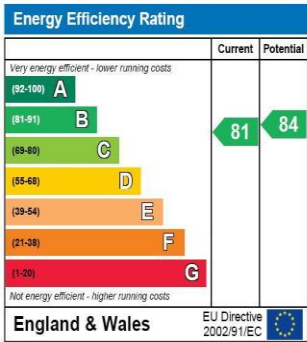
# Greenacres Avenue , Wokingham, RG41 5SX

Asking Price: £700,000

**\*\*NO Chain\*\***Hunters Wokingham are delighted bringing to the market this stunning substantially updated 4/5 double bedroom detached house with off-street parking and generous garden located in Greenacres Avenue, Winnersh. The current owners have undertaken several important upgrades including the delightful kitchen/dining room with bi-folding doors leading onto the private rear garden. The vendors have thought about everything including CCTV cameras which are set up front and back, an electric charging point to the front of the property, 11 solar panels total installed Capacity (kW): 3.74, each room has an ethernet point linked to a home network hub, 2 wireless access router points positioned with one upstairs and one downstairs and a Harvey's water softener to name a few.

The property on the ground floor consists of: Welcoming entrance hallway, large living room, delightful kitchen/dining room with bi-folding doors leading onto the private rear garden, good size utility room with plenty of built-in storage and downstairs cloakroom. It also benefits from underfloor heating and alexa home system controlling lights in most rooms and at the front of the house.

The first floor consists of Landing, four double bedrooms with fitted wardrobes, Master bedroom with en-suite. Three of the bedrooms are with fitted air conditioning, fully fitted family bathroom with Insignia Rectangular Steam Shower Bath Cabin.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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## **Not Available**

### **VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 0118 979 5618

### **OPENING HOURS:**

Monday - Thursday: 08.30 - 18:00

Friday: 08.30 - 18:00

Saturday: 09:00 - 17:00

### **DISCLAIMER**

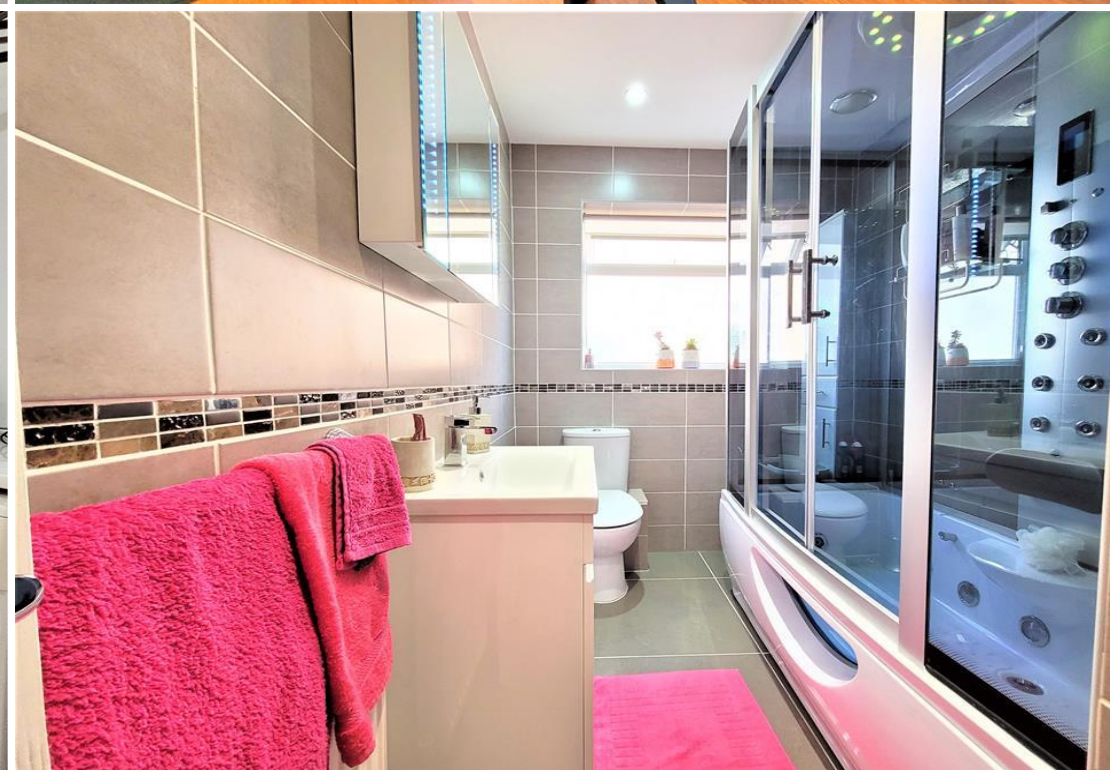
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

«Floorplan1»











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