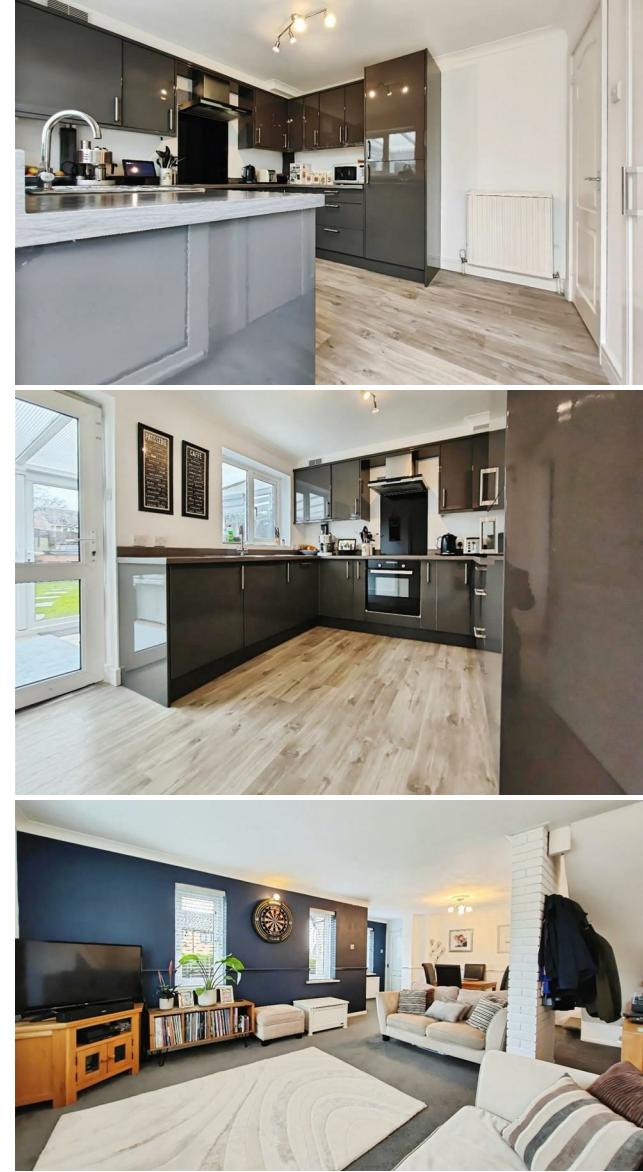




## Wren Close, Berkshire

- No Onward Chain!
- Modern Throughout
- Hot Tub
- Linked Detached Home
- Walking Distance To Local Schools
- Garage
- Conservatory
- Prime Location
- Two Driveways
- Electric Charging Point

Offers In Excess Of £500,000



Tenure: Freehold

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# Wren Close, Berkshire

## DESCRIPTION

Situated in one of the most desirable and peaceful locations in Wokingham, this stunning three-bedroom linked-detached home in Woosehill offers modern living with exceptional privacy and space.

The property is superbly presented throughout, finished to a high contemporary standard, making it ideal for families or professionals seeking a move-in-ready home. The ground floor flows beautifully and opens into a bright conservatory overlooking the rear garden, creating an ideal space for dining, relaxing, or entertaining year-round.

The rear garden is completely non-overlooked, offering a rare level of privacy and a tranquil outdoor setting — perfect for summer evenings and family time.

Externally, the property benefits from two separate driveways providing parking for multiple vehicles, as well as a garage located on the driveway, offering excellent storage or additional parking options.

Located within the highly sought-after Woosehill area, the home enjoys a quiet residential setting while remaining conveniently close to local amenities, schools, and transport links.

This is a fantastic opportunity to acquire a modern, private home in one of Wokingham's most sought-after neighbourhoods.



Council Tax: E

## Wren Close, Wokingham

Approximate Area = 1007 sq ft / 93.5 sq m

Garage = 119 sq ft / 11 sq m

Total = 1126 sq ft / 104.6 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). © richiecorn 2020. Produced for Michael Hartley REF: R11762

### Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

wokingham@hunters.com <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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