

The Estate Agent People Recommend



California Country Park Nine Mile Ride,  
Wokingham  
RG40 4HT

Price guide £180,000



Wentworth Estate Agents are delighted to present a charming two-bedroom detached park home located in the sought-after area of California Country Park. The current owners have made significant updates to the property.

Upon entering, there is a convenient space for coats and shoes. The kitchen boasts ample eye and base level units, an integrated fridge and freezer, an oven, a grill, a hob with an extractor fan. The living room features an electric fireplace and offers ample space for a six-seater table. The master bedroom includes fitted wardrobes, and there is an additional double bedroom. The refurbished bathroom features a walk-in shower with a seat, a sink with storage underneath, a WC and towel rail.

The property includes parking on a block-paved driveway, with paving and astro turf surrounding the home, as well as storage sheds.

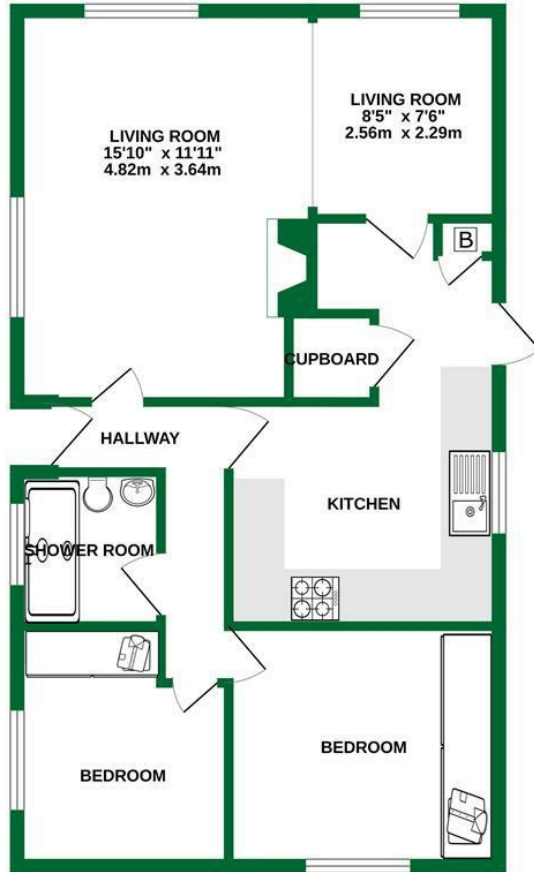
Situated off Nine Mile Ride, the location offers delightful walks in the adjacent park area. Access to California Country Park is secured via a coded barrier system.

Pitch fees, including maintenance, are £69.68 per week.  
Council Tax Band - A

Please note, owners must be over 45 years of age.



GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 694sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION

- TWO BEDROOM PARK HOME
- UP-DATED BY THE CURRENT OWNERS
- NEW FLOORING
- RE-PAINTED THROUGHOUT
- NEW BATHROOM
- PARKING
- ASTRO TURF AND MULTIPLE SHEDS
- SECURE BARRIER SYSTEM
- OVER 45'S



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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