



This detached family home is situated on a desirable road in a prominent position and is being sold with no onward chain complications. Wokingham Road is conveniently positioned near transport links such as Earley station, Winersh Triangle, and M4 junction 10. Local amenities include Woodley Precinct, Dinton Pastures County Park, and supermarkets.

The property offers spacious accommodation comprising 3 reception rooms, a kitchen breakfast room, and on the 1st floor 4 bedrooms, a family bathroom, and a shower room. The garden is privately enclosed with a patio leading to a lawn, and to the front, there is off-road parking for several vehicles.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Extended family home
- 4 Bedrooms
- 3 Reception rooms
- Garage and off road parking
- Shower room & family bathroom
- No onward chain





Council tax band F

Council- Wokingham

Additional information:  
Parking

The property has a driveway with parking for multiple vehicles with a garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

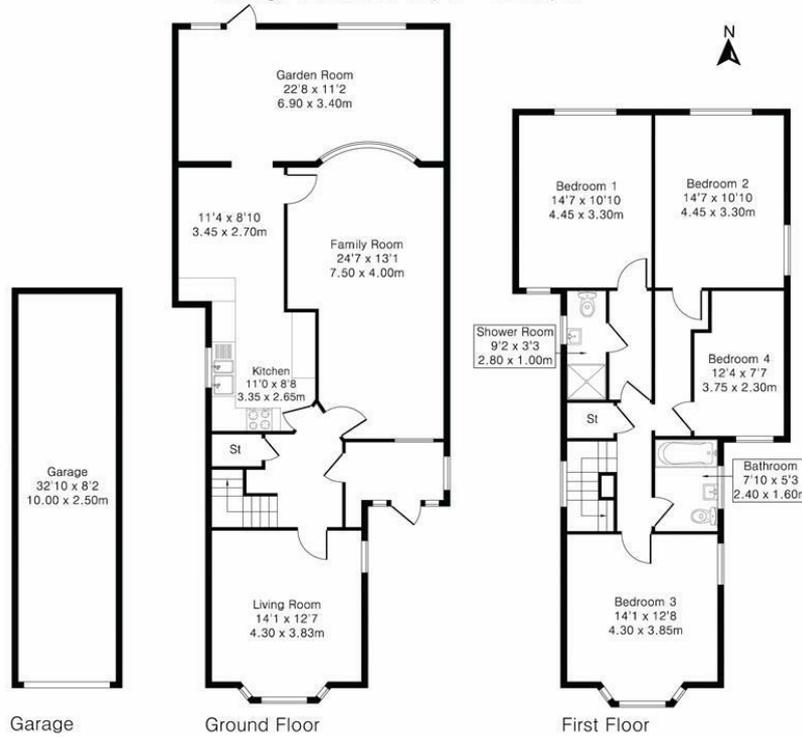
# Floorplan

**Approximate Gross Internal Area 2134 sq ft - 199 sq m**

Ground Floor Area 1040 sq ft – 97 sq m

First Floor Area 825 sq ft – 77 sq m

Garage Area 269 sq ft – 25 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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sales@haslams.net  
0118 960 1000

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.