



A well-presented three-bedroom, three-storey townhouse ideally situated in a highly convenient location within easy reach of the M4 and Wokingham Town Centre. The property offers spacious and versatile living accommodation arranged over three floors, making it ideal for families and professionals alike. The ground floor features a modern kitchen/dining room with ample space for entertaining, alongside additional practical living space. The first floor comprises a bright and airy living room and a well-proportioned bedroom, while the second floor offers two further bedrooms, including a generous principal bedroom. Perfectly positioned, the home benefits from excellent transport links and is just a short drive from major business hubs including Winnersh and Thames Valley Park. A range of local amenities nearby, including bus services, reputable schools, and recreational facilities.

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



- Modern town house
- 3 Bedrooms
- Ensuite shower room
- Open plan kitchen/dining room
- Desirable location
- No onward chain





Council tax band E

Council- Wokingham

Additional information:

Parking

The property has a driveway with parking for multiple vehicles

Estate charges: TBC

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

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 1254 sq ft - 117 sq m

Ground Floor Area 418 sq ft – 39 sq m

First Floor Area 418 sq ft – 39 sq m

Second Floor Area 418 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		86	
(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	

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