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RESIDENTIAL ESTATE AGENTS

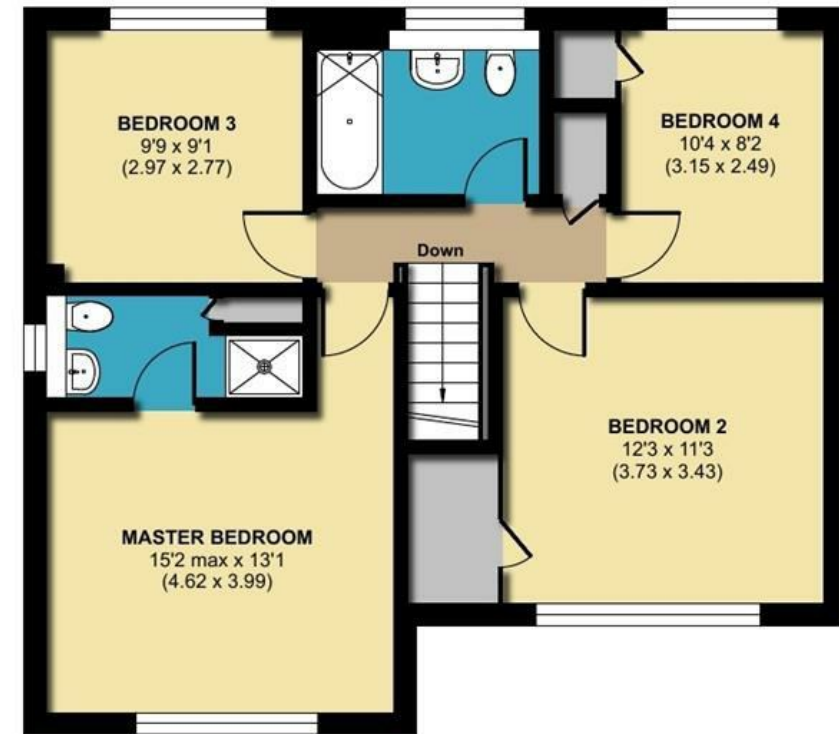
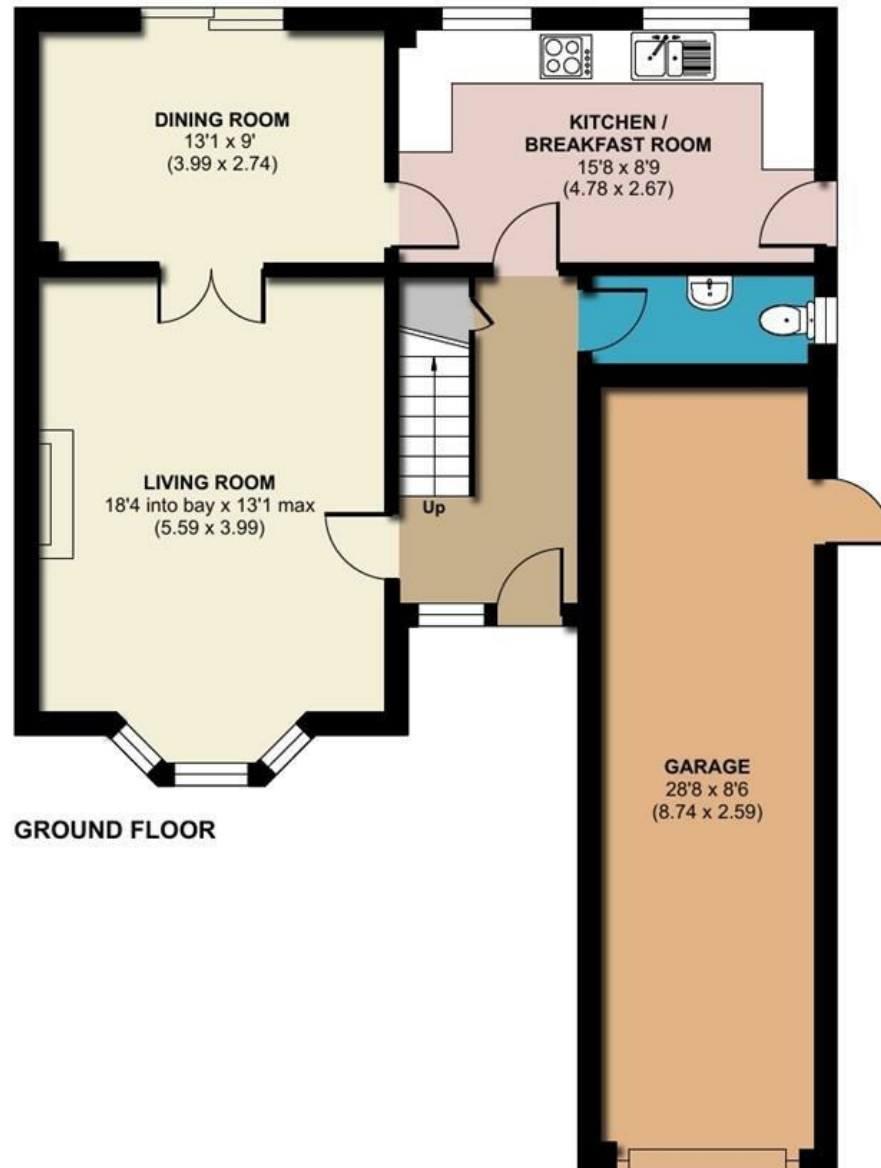
1, Linden Close, Wokingham, Berkshire, RG41 4BL

£750,000
Freehold

Linden Close, Wokingham

Approximate Area = 1532 sq ft / 142.3 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



This well presented detached four bedroom home, has been in the family many years. The property requires some updating and has scope for further extension and improvement (STPP). The current accommodation comprises entrance hall, living room with bay window, dining room with sliding doors out to the garden, kitchen/breakfast room and cloakroom. To the first floor there are four bedrooms, an en suite shower room to bedroom one, and a family bathroom. There is also a garage and driveway parking.

- No onward chain
- 1532 Sq Ft / 142.3 Sq M
- Living room with bay window
- Private rear garden
- Garage and driveway parking

Situation

The 'Buttercups' development was built by 'Bryant' homes in the late seventies and comprises of a nice mix of 3, 4 and 5 bedroom homes. The principal road is Magnolia Way which leads to a central green bordered by a number of cul-de-sacs. The development is within walking distance of the train station. The Barkham Road links up with the A327 which gives access to Camberley and Reading the A329(M)/M4 can be reached via the east of town.

Outside

The front is open plan with driveway parking with the remainder laid out as lawn and mature shrubs. There is a garage which has access from the garden. Gated side access leads to a secluded rear garden comprising patio with the rest laid out to lawn and enclosed by timber fencing.

Energy Performance Rating

D

Council Tax Band

F

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham via Shute End and turn left into Station Road. Proceed over the level crossing onto the Barkham Road, after approximately .75 of a mile turn right into Magnolia Way, first left into Linden Close where the property can be found on the left hand side.



Residential Sales and Lettings

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N.B. Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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