



18a, The Vines  
Wokingham  
Berkshire, RG41 4YY

**OIEO £500,000 Freehold**





This versatile three bedroom detached chalet bungalow is set in a desirable cul de sac location on the popular Elizabeth Park development. The ground floor accommodation comprises spacious living room, conservatory overlooking the rear garden, kitchen, bathroom, study and bedroom/dining room. There are two first floor bedrooms including the master bedroom with en suite shower room. Outside there is driveway parking, detached double garage and enclosed rear garden.

- Offered to the market with no chain
- Scope for two bedrooms on ground floor
- Close to a local shop
- Over 1550 sq ft of space
- Detached double garage

#### Situation

The Vines forms part of the Elizabeth Park development in Barkham comprising a mix of detached family homes it sits approximately 1.5 miles south west of the town and train station. There are walks through countryside off the nearby Bearwood Road. For the commuter the A329(M)/M4 can be accessed via Winnersh and the Barkham Road links up with the A327 giving access both to Reading and Camberley.

#### Outside

The rear garden is enclosed by wooden fencing laid mainly to lawn with an area of scalplings and wooden shed in the right corner and a low retaining wall with paving along the rear of the property. There are mature shrub borders and fir trees with a detached double garage with a shingled driveway which provides parking for several vehicles.

#### Energy Performance Rating

D

#### Council Tax Band

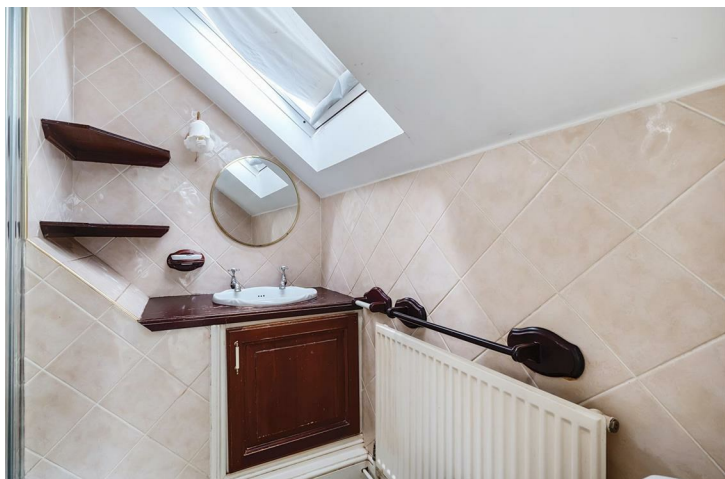
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#### Local Authority

Wokingham Borough Council

#### Directions

Leave Wokingham on the Barkham Road on reaching Barkham Hill turn right onto Bearwood Road and next right into The Lilacs. On reaching the T junction turn right into Ash Way and at the end of the road bear left into The Vines where the property will be found on the right hand side.









# Floorplan

## The Vines, Wokingham

Approximate Area = 1244 sq ft / 115.5 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Garage = 286 sq ft / 26.5 sq m

Total = 1556 sq ft / 144.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1083691

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

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Ref: 17490464 | Folio: A4492 | 20th February 2024