



23, Brookside
Wokingham
Berkshire, RG41 2ST

£525,000 Freehold



This well presented three bedroom link detached house is situated in a desirable cul de sac location close to Wokingham train station, local shops and schools. The accommodation comprises open plan kitchen/dining room, cloakroom, spacious living room which leads into the garden room. There are three first floor bedrooms and a family bathroom with white suite. Outside the west facing rear garden is well stocked with an adjoining garage and driveway parking at the front.

- Desirable cu de sac
- Dual aspect kitchen/dining room
- Close to train station
- Living room
- Private rear garden
- Photographs taken 2024

The rear garden is enclosed by wooden fencing, laid to lawn with well stocked shrub and plant borders with an area of patio on the right and gated access into the copse at the rear. There is an adjoining garage with up and over door to the front, light and power. The drive at the front provides parking for two larger vehicles.

Brookside is popular because of its close proximity to Wokingham town centre and train station, with schools and shops nearby. There are a variety of houses and bungalows in the road ranging from the 1960's through to the present day. Many have been either modified or extended over recent years. Adjacent to the road are acres of parkland surrounding the Emmbrook, providing pleasant walks and open space.

Council Tax Band: E
Local Authority: Wokingham Borough Council
Energy Performance Rating: D

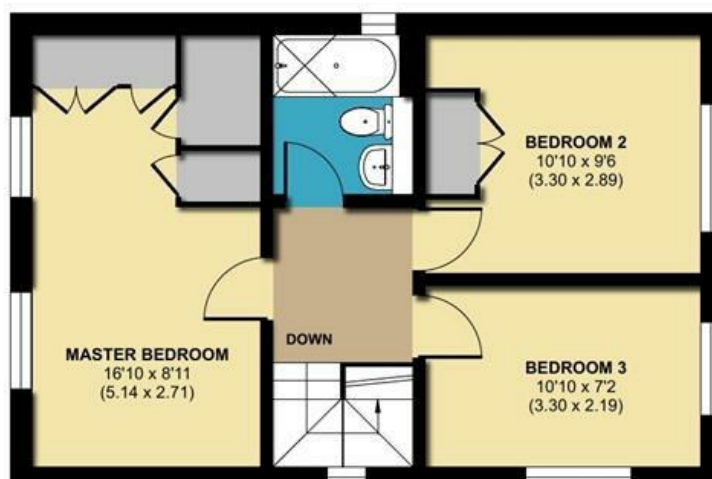




Brookside, Wokingham

Approximate Area = 1194 sq ft / 110.9 sq m (includes attached garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Michael Hardy. REF: 1193537

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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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