



6 WOODHURST LANE, WOKINGHAM, BERKSHIRE, RG41 1JQ  
**£600,000 FREEHOLD**

**A FOUR BEDROOM DETACHED FAMILY HOME WITH  
LIVING/DINING ROOM, KITCHEN/BREAKFAST ROOM,  
STUDY AND TWO BATH/SHOWER ROOMS.**

**Winkworth**

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## DESCRIPTION:

Situated within walking distance of The Emmbrook Infant, Junior and Secondary schools is this popular detached family home. The accommodation comprises entrance hall, living/dining room stretching across the rear of the property overlooking the rear garden, kitchen/breakfast room, separate study and ground floor cloakroom. To the first floor are four bedrooms with the master bedroom benefiting from built in wardrobes and en suite shower room and a family bathroom completes the accommodation. The property further benefits from gas radiator central heating, double glazed windows and doors.

## LOCATION

The property is situated just 0.9 miles from Wokingham's main line railway station which serves London Waterloo, Reading and Gatwick. The town centre is just a few hundred yards further and offers an eclectic range of shops, bars and restaurants. For those with children The Emmbrook Infant, Junior and Secondary schools are all within walking distance and there are also shops within the vicinity.

## OUTSIDE

To the front of the property there is driveway parking which leads to the attached garage. To the rear there is a good sized private rear garden that has a patio to the immediate rear of the property accessed via the living/dining room. The remainder is predominantly laid to lawn with a variety of mature flowers, shrubs and trees throughout.

## AT A GLANCE

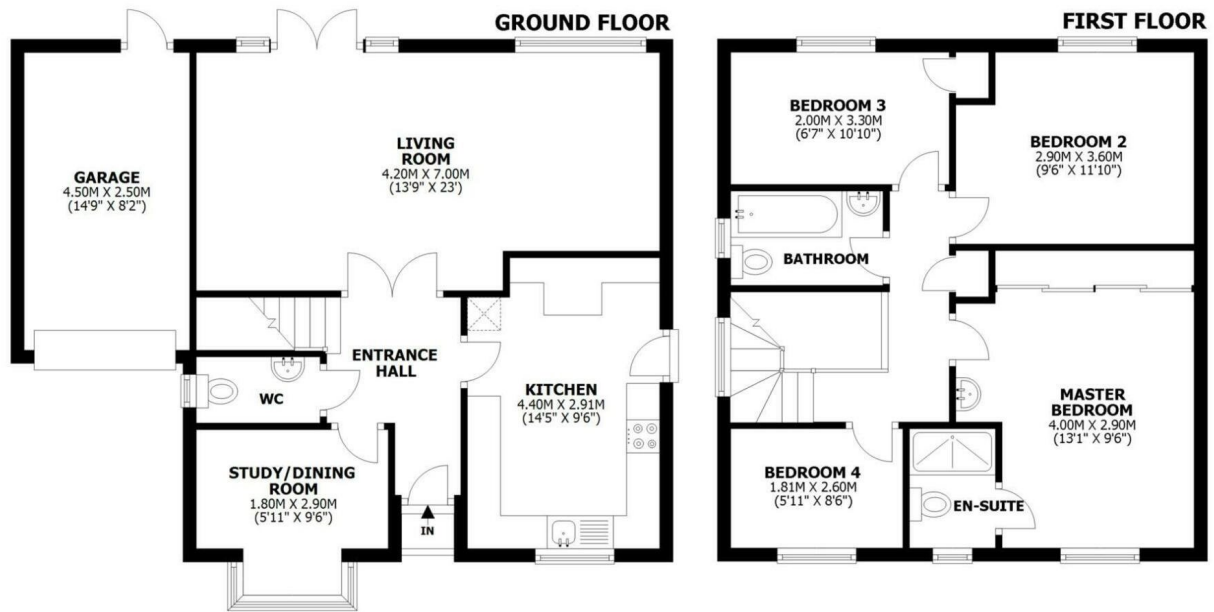
- 4 Bedrooms
- 2 Reception rooms
- 2 Bathrooms
- Generous garden
- Parking and Garage
- No Chain
- Council tax band F Wokingham
- Superfast Broad Band 1000Mbps
- Satellite/Fibre TV available BT, Sky and Virgin
- Mobile coverage O2, Vodafone and EE



# Woodhurst Lane, Wokingham, RG41

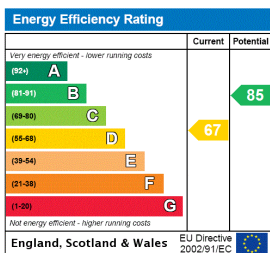
Total internal area: approx. 120 sq. metres (1288 sq. feet)

Internal area (excluding garage): approx. 108 sq. metres (1163 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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