



**1A, REEVES WAY, WOKINGHAM, BERKSHIRE, RG41 2PS**  
**£575,000 FREEHOLD**

**SITUATED TOWARDS THE END OF A POPULAR CUL-DE-SAC, THIS INDIVIDUAL DETACHED FAMILY HOME WAS BUILT APPROXIMATELY 11 YEARS AGO TO BE IN KEEPING WITH THE SURROUNDING AREA.**

**Winkworth**

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## DESCRIPTION:

The property offers well planned living accommodation comprising reception hall, cloakroom, open plan fitted kitchen/dining room with integrated appliances and double doors through to the living room, three double bedrooms with en suite to the master and further luxury guest bathroom. The property further benefits from double glazed windows, gas radiator central heating and is situated on the outskirts of town within walking distance of the station and town centre.

## LOCATION

The market town of Wokingham is nearby with an eclectic range of shops, restaurants and bars and more comprehensive facilities are available at Reading, Camberley and Guildford. The area boasts some of the country's best schools and enjoys excellent leisure facilities.

For the commuter both the M3 and M4 motorway are easily accessible and Wokingham Station provides an efficient service to Guildford and London Waterloo and in the other direction to Reading Station which is the third biggest interchange station outside of London.

## OUTSIDE

To the front of the property is a gravelled driveway providing off road parking for several cars with a further expanse of open plan lawn. To the rear is a paved patio area with artificial lawn beyond enclosed by close board panelled fencing and enjoying a good degree of seclusion.

## AT A GLANCE

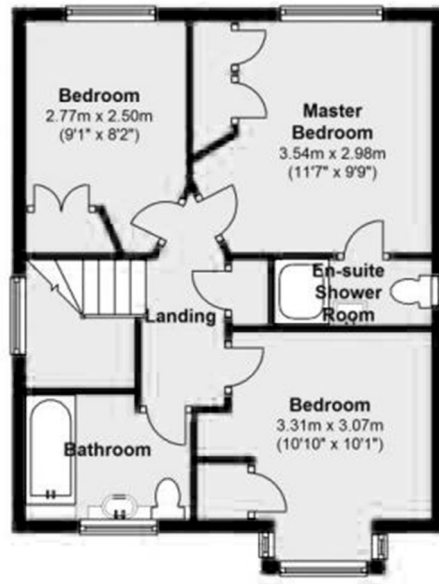
- Outskirts of town
- Approximately 11 years old
- 3 bedroom detached
- Off road parking for several cars
- Private rear garden
- No onward chain
- Council tax band E Wokingham
- Superfast broadband 73Mbps
- Mobile coverage EE, Vodafone, Three & O2
- Satellite / Fibre TV with BT & Sky available



### Ground Floor



### First Floor



Total area: approx. 90.5 sq. metres (974.5 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.  
Plan produced using The Mobile Agent.

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.

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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