

23, Kelsey Avenue Wokingham RG40 4TZ



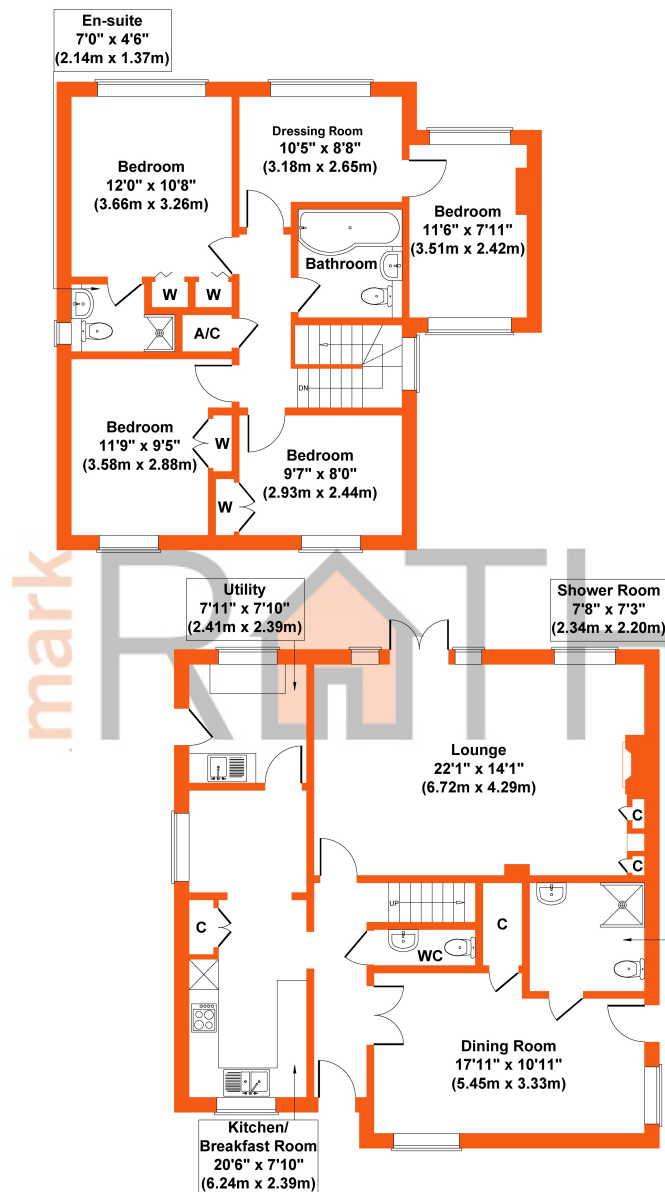
NO ONWARD CHAIN. Offered to the market with vacant possession an extended, detached family home set on a south facing corner plot in this small road of similar properties. The property has been extended to offer versatile accommodation with accessible living for a family member/relative requiring ground floor living. The 1,660 sq ft offers on the ground floor: entrance hall with downstairs cloakroom, extended living room with open fireplace and double doors to the garden, kitchen/breakfast room with separate utility room, large family/dining room with ensuite wet room (alternatively a ground floor bedroom). The first floor provides main bedroom with ensuite shower room, three further bedrooms, one with adjoining dressing room/home office, family bathroom. The south facing rear garden comprises mainly lawn with a patio and wraps around to the side with further lawn and additional side courtyard patio. The front is set to a low maintenance theme with driveway/off road parking. The property has been well maintained and has uPVC double glazed windows and doors, gas radiator heating and an EPC rating – D. For more detailed material property information please click on the various brochure links.

£650,000 Freehold



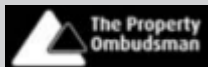


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Approx. Gross Internal Floor Area 1660 sq. ft. (154.2 sq. m.)
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.
Produced by The Plan Portal 2026



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.