

## 28, Readwin Crescent Wokingham RG40 5BD



A spacious detached freehold family home at the end of a cul de sac on the popular Mulberry View development. The well planned accommodation which spans 2 floors and amounts to 1128 sq ft comprises: entrance hall, cloakroom, bright and airy double aspect kitchen/dining room with a stylish range of white high gloss units with integrated appliances, separate rear facing, double aspect, south facing living room opening out via patio doors onto a private, partly walled garden with stylish, contemporary paved patio areas. On the first floor there is a large main bedroom with en suite shower room, two further double bedrooms and a family bathroom. There is driveway parking and an attached garage immediately to the side of the property. The property features double glazing and gas central heating. Mulberry View features many public open spaces and a large children's play area, which currently attract an annual management fee of £226.08. For more detailed material property information please click on the various brochure links.

### Offers In Excess Of £620,000 Freehold

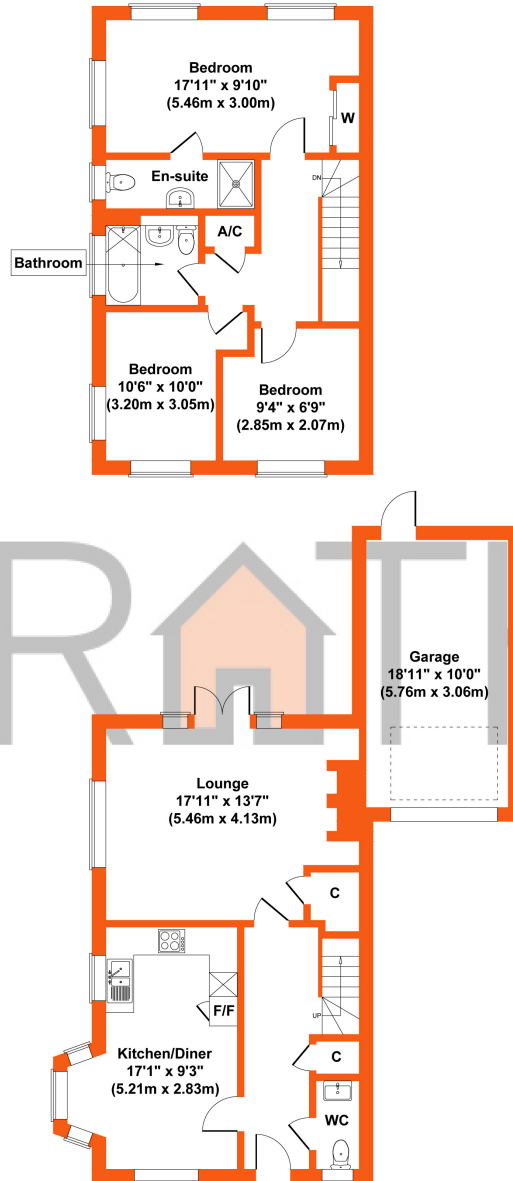








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

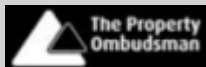


Approx. Gross Internal Floor Area 1128 sq. ft. (104.8 sq. m.)(Excluding Garage)

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 2024



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.