

£1,050 pcm



## Pykes Farm 8 The Barn, Forest Road, Wokingham, Berkshire. RG40 5QR

- LARGE LIVING ROOM/BEDROOM
- LARGE KITCHEN/DINER
- NEWLY FITTED KITCHEN
- NEWLY FITTED SHOWER ROOM
- RURAL LOCATION
- OFF ROAD PARKING





## PROPERTY DESCRIPTION

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A character property which is newly converted from an existing stable block with spacious accommodation on one level. The property is for single occupancy only and is available unfurnished from the 9th November



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### KITCHEN/DINER

3.56m x 4.98m (11' 8" x 16' 4")

UPVC front door into kitchen/diner and UPVC window with front aspect, newly fitted kitchen with wall mounted cupboards, stainless steel extractor fan, preparation surface with stainless steel one and a half bowl sink with mixer tap and drawers and cupboards under, electric hob and oven, integral fridge/freezer, washing machine, recessed lighting, electric heater, laminate flooring

#### SHOWER ROOM

Corner shower cubicle with power shower and glazed door, WC, hand basin with mixer tap, extractor fan, chrome heated towel rail, recessed lighting, laminate flooring

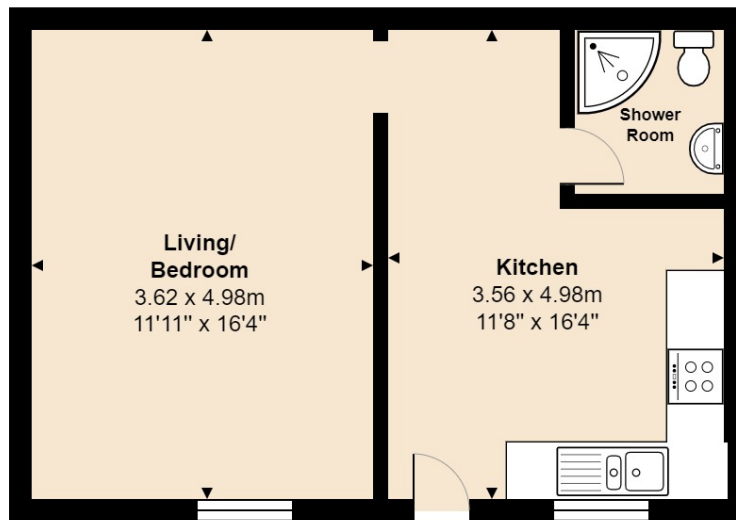
#### LIVING/BEDROOM

3.62m x 4.98m (11' 11" x 16' 4")

UPVC window with front aspect, electric heater, laminate flooring, recessed lighting, TV point

## FLOORPLAN & EPC

8 The Barn at Pikes Farm, Forest Road, Binfield, RG40 5QR



Total Area: 36.6 m<sup>2</sup> ... 393 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		99
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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		

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