

## 53, Waterloo Crescent Wokingham RG40 2JJ




An older style semi detached family home with 1456 sq ft of carefully extended accommodation and the most amazing 27 ft x 23 ft bright and airy kitchen/dining/family room space with three large skylight windows and 4.8m wide bi-fold doors opening out onto a secluded south facing landscaped garden. Additionally, there is a cloakroom and utility room along with a good sized cozy living room with log burner and separate family room/study. On the first floor there are three bedrooms and a family bathroom. Whilst everything downstairs has been modernised and refitted, upstairs including the bathroom would benefit from a general makeover. No chain.

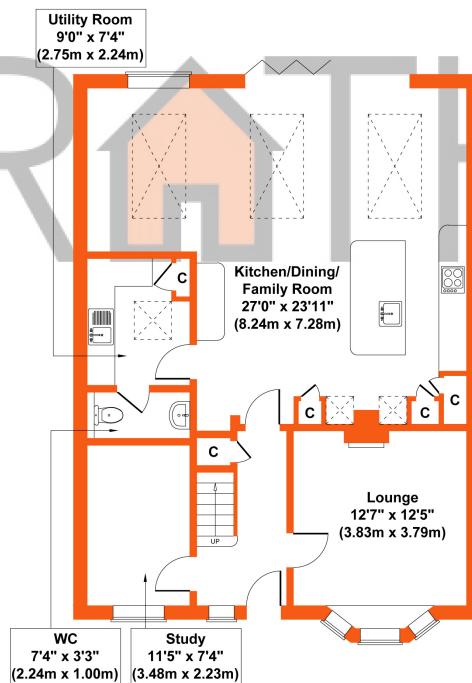
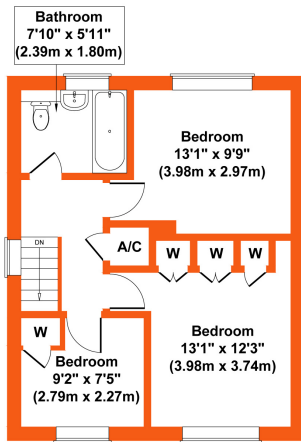
For more detailed material property information please click on the various brochure links.

**£635,000 Freehold**





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



Approx. Gross Internal Floor Area 1456 sq. ft. (135.3 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 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.