

1, Bird Mews Wokingham RG40 1DZ



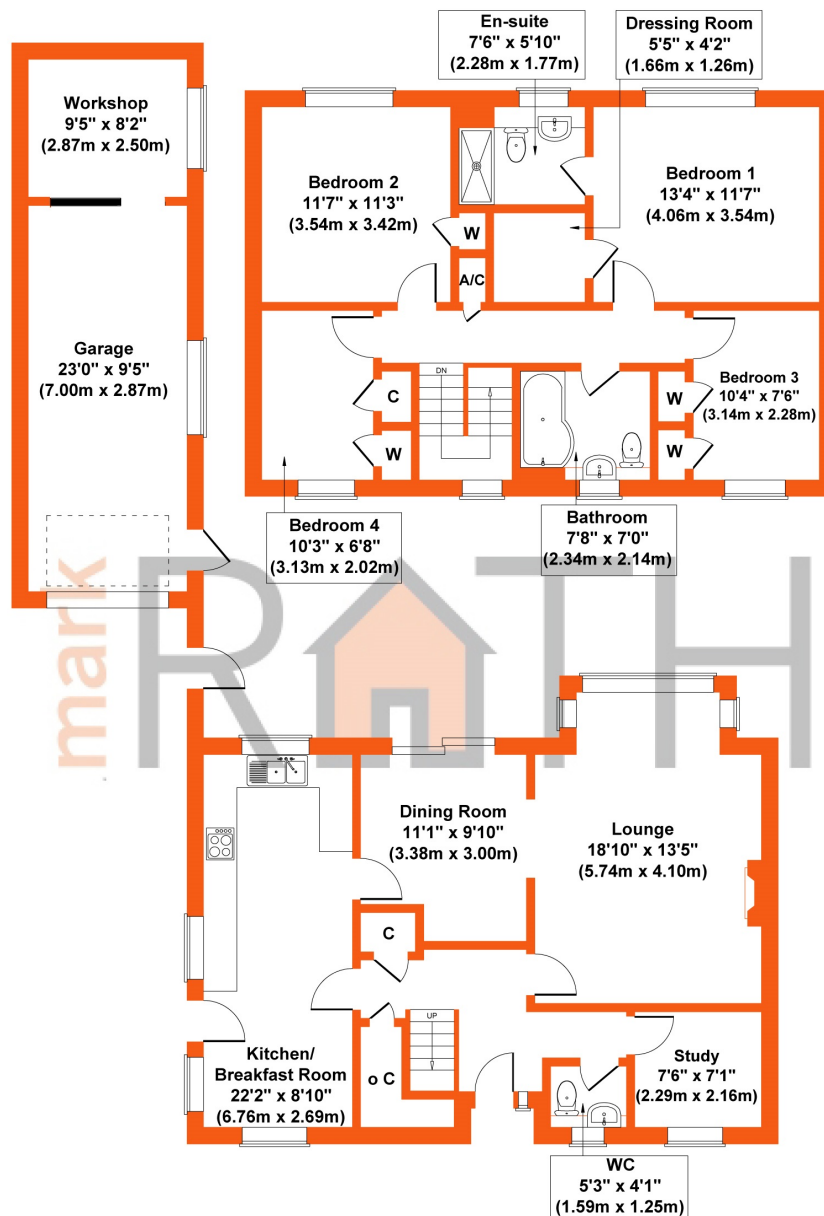
Bird Mews is a small close of just 6 detached homes, rarely offered for sale to the market and set in a peaceful town centre location only a 4 minute walk from Waitrose and 10 minutes from the Station. This energy efficient home with an impressive EPC-B reading is laid out to make good use of the space available with a flexible layout arranged over two floors with 1488 sq ft of accommodation, double length garage and driveway parking seldom found in such a central location. The ground floor layout of this home means that the comfortable square living room with large bay window and a fireplace, the dining room with patio doors and the double aspect kitchen /breakfast room all overlook the rear garden, whilst the useful study is quietly tucked away at the front. For easy unloading of shopping etc a practical kitchen door opens out onto the driveway. There is also a downstairs cloakroom. The first floor features a rear facing, sizable main bedroom suite with a large walk in wardrobe and a modern refitted bathroom. There is a second, rear facing guest bedroom with fitted wardrobe along with two further generous single bedrooms both with built in wardrobes. A modern refitted bathroom finish off the accommodation. Parking, which usually at a premium in a town centre location is no problem here with driveway parking for two vehicles plus quite easily two more in the double length garage. the rear quarter of which is temporarily separated into a workshop area. The

£800,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	85
(69-80) C		
(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

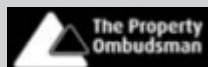


Approx. Gross Internal Floor Area 1488 sq. ft. (138.2 sq. m.)

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 2024



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