

## 3, Salisbury Close Wokingham RG41 4AJ



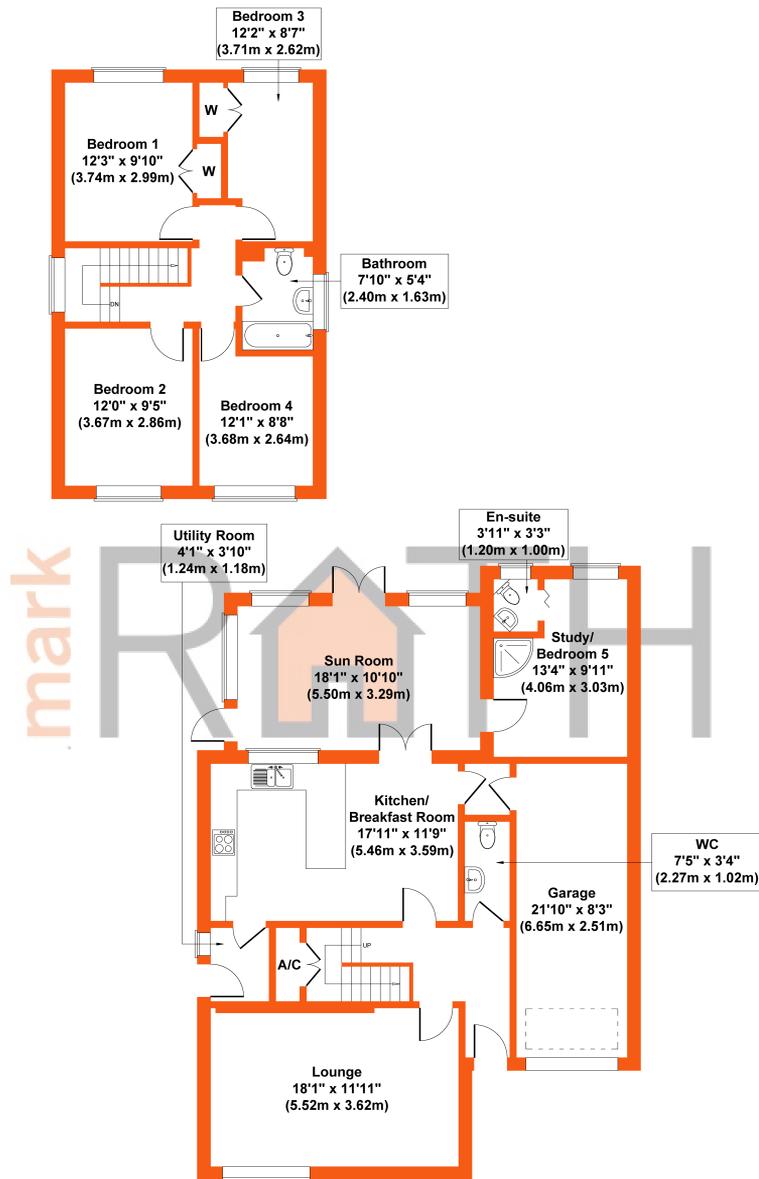
Situated towards the very end of a small close within walking distance of the Evendons Primary School and adjacent to the Sand Martins golf course, a link detached family home with 1,552 sq ft of accommodation. The ground floor provides entrance hallway and downstairs cloakroom, living room, kitchen/dining room leading to the sun room with a further family room/bedroom 5 with cloakroom and separate shower. On the first floor there are four good size bedrooms and a family bathroom. At the rear there is a wide rear garden with side access to the front which provides driveway parking for two vehicles plus a garage to the side. The property has gas radiator heating, uPVC double glazing and an EPC rating of TBC. For more detailed material property information please click on the various brochure links.

£610,000 Freehold





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</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 1552 sq. ft. (144.2 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 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.