

69, Tamar Way Wokingham RG41 3UB



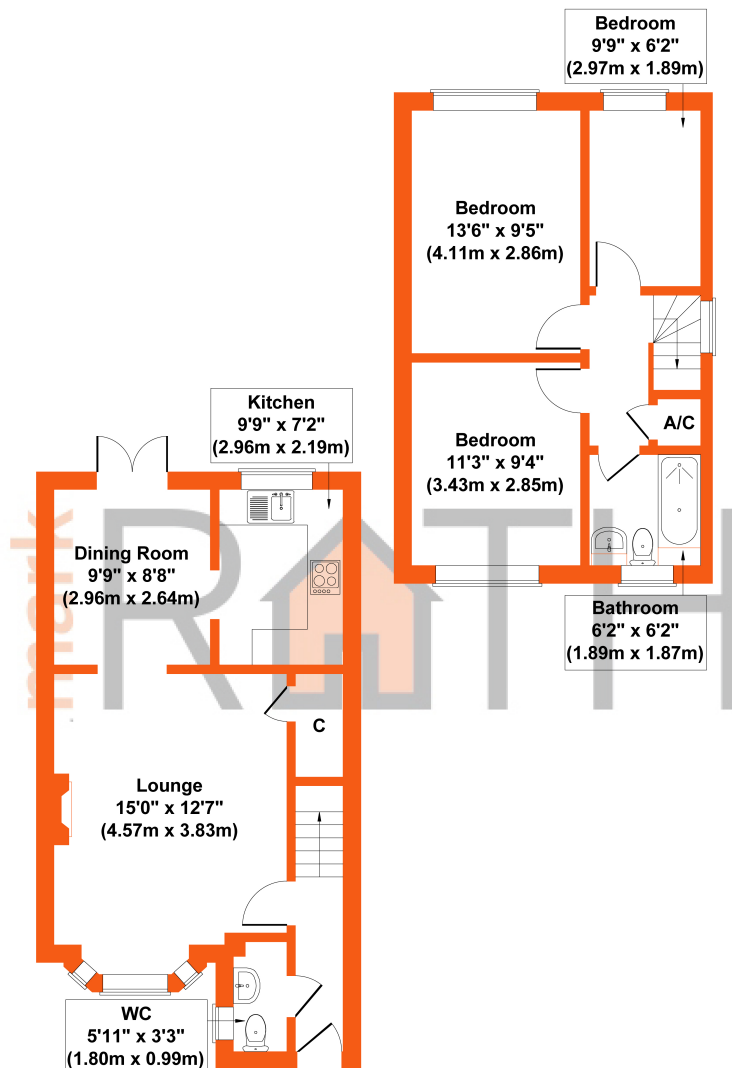
Offered to the market with no onward chain, a modern and smartly presented end of terrace family home within walking distance of The Hawthorns Primary School, Windmill Primary School, The Holt School and a number of other popular schools for all ages, Morrisons supermarket and Woosehill Medical Centre. The 851 sq ft of accommodation offers entrance hall, downstairs cloakroom, living room, dining room with direct access to the rear garden, and a modern kitchen. On the first floor there are three good size bedrooms and a modern family bathroom. The property benefits gas radiator heating and double glazed windows with an EPC rating – C. The property has a larger than average ‘triangular’ shaped plot with a south westerly aspect low maintenance rear garden which extends around to the side with gated side access and two sheds for storage. There is a single garage with driveway parking for one vehicle and the front garden, which is laid to lawn, extends to the side and across to the garage and driveway with an additional block paved area in front as shown in the title plan provided within the brochures section of our advert. For more detailed material property information please click on the various brochure links.

£435,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(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

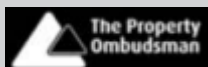


Approx. Gross Internal Floor Area 851 sq. ft. (79.1 sq. m.)

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 2025



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.