

42, Charwood Road Wokingham RG40 1RY




A beautifully presented energy efficient (EPC-B) semi detached family home with a secluded partly walled, south facing rear garden, garage, driveway and EV car charging point. The spacious accommodation which amounts to 1048 sq ft comprises: Entrance hall with cloakroom, living room with casement doors opening to the rear garden, useful bi-folding doors leading through to a double aspect refitted kitchen /dining room and giving scope to host those large family parties or when closed two separate defined living areas. The kitchen is fitted with a range of white shaker style units with attractive contrasting dark stained natural wood countertops and tiled splashbacks. On the first floor there is a generous sized main bedroom, three other good sized bedrooms and a luxuriously refitted white family bathroom with contemporary wall and floor tiling, concealed cistern toilet and vanity basin. Charwood Road, part of the Bean Oak development is conveniently located for easy access to the town centre, top local schools including St.Crispin's and a short walk to Keep Hatch Nature Reserve.

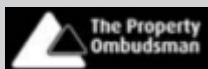
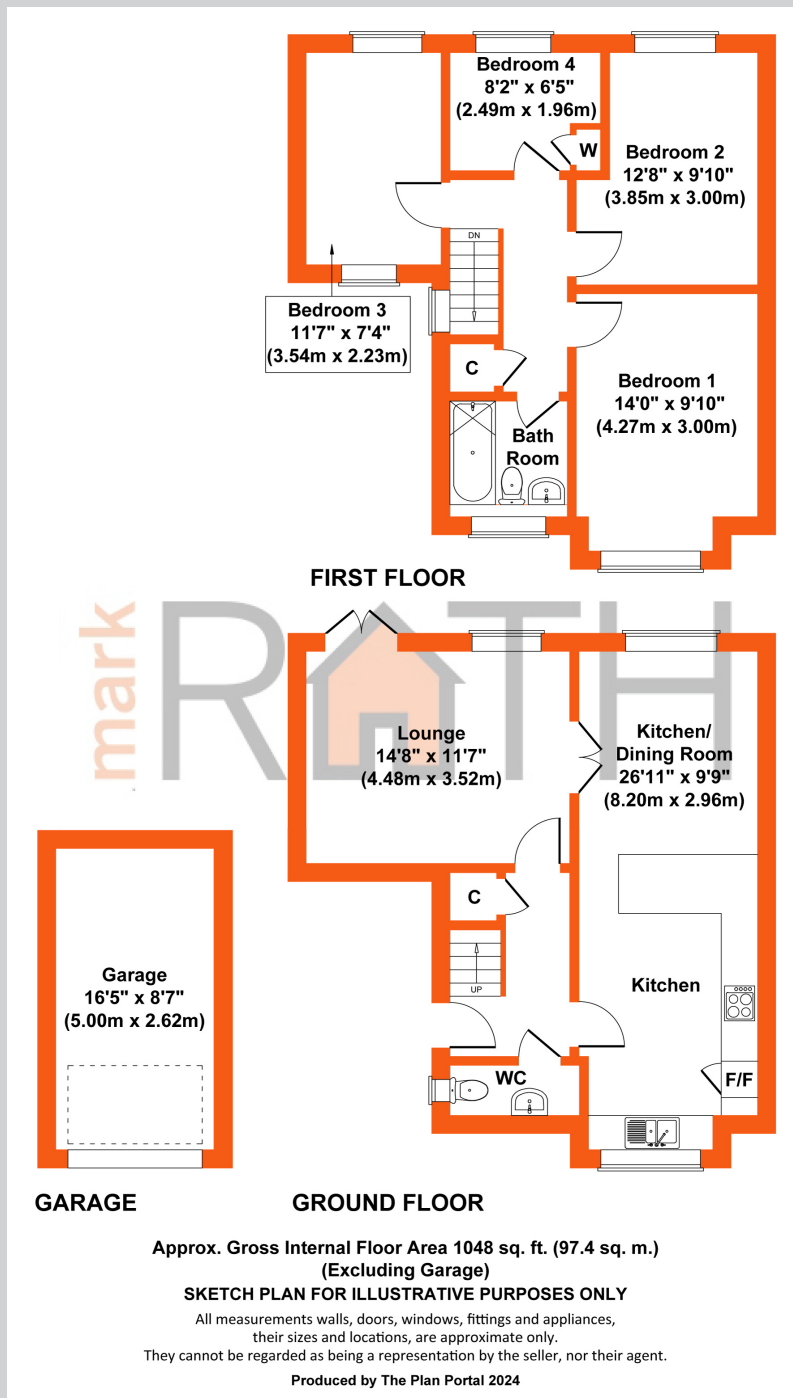
For more detailed material information including Solar panel documentation, please click on the various brochure links.

£590,000 Freehold





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



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.