

1, Bridges Close Wokingham RG41 3XL



A spacious detached family home close to Woosehill supermarket and surgery. The extended flexible accommodation which amounts to 1562 sq ft comprises: Entrance hall with cloakroom, double aspect living room, dining room and kitchen/breakfast room with adjoining wet room. On the first floor the main bedroom features fitted wardrobes and en suite shower room, three further bedrooms and family bathroom. Externally there is a secluded north, north west facing garden and double length garage and driveway parking.

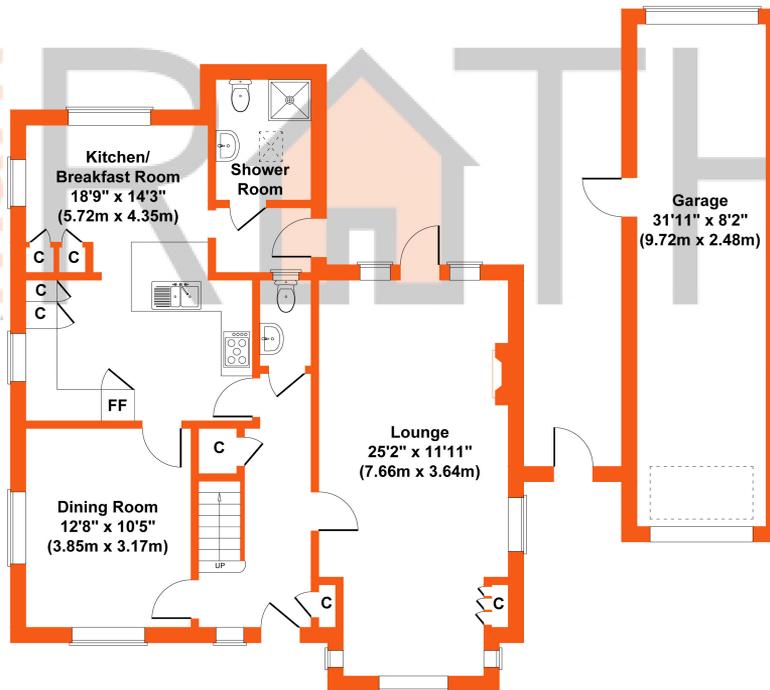
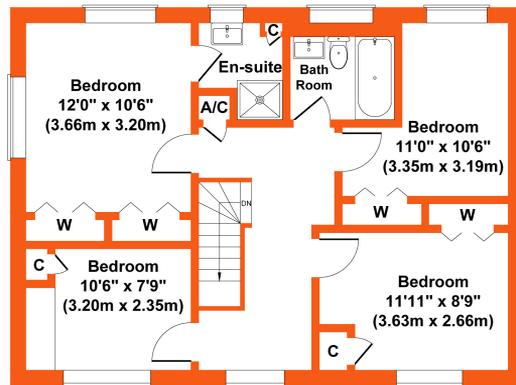
£625,000 Freehold





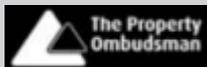
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	



Approx. Gross Internal Floor Area 1562 sq. ft. (145.1 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 2023



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.