

4, The Hudsons, Chestnut Avenue Wokingham RG41 3BS



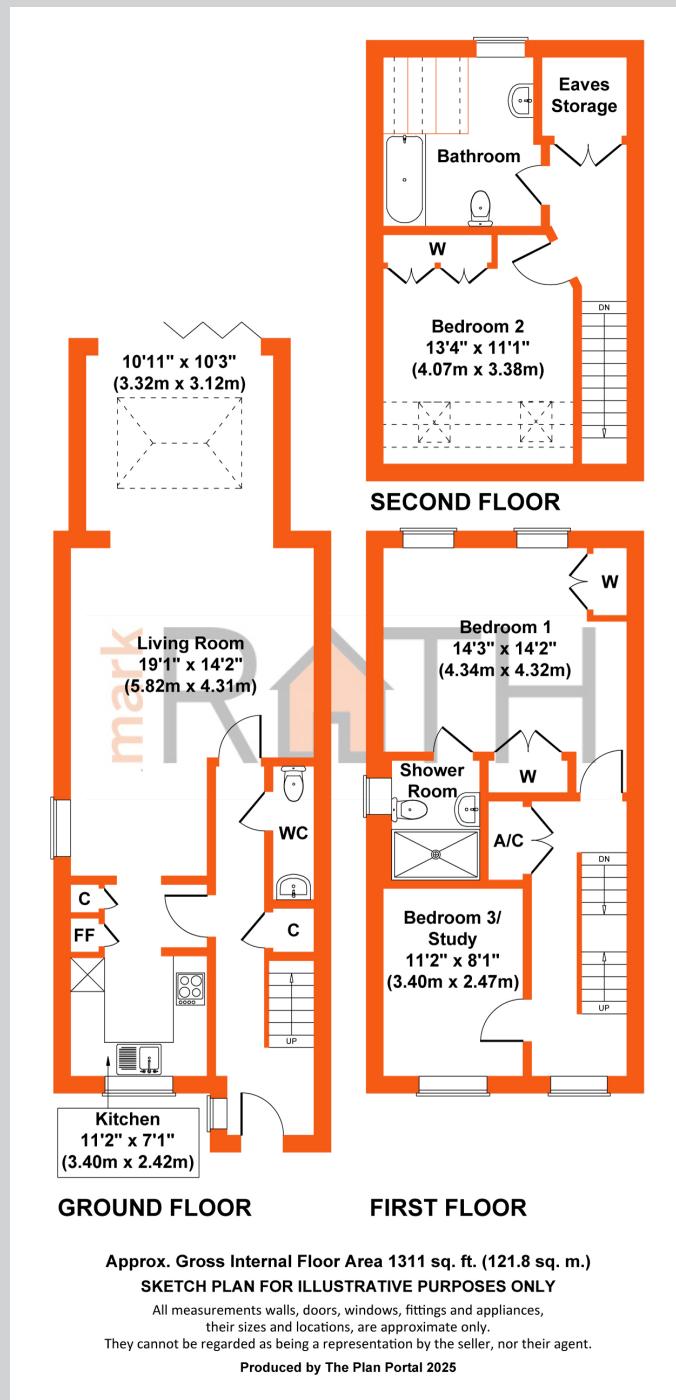
NO ONWARD CHAIN. A stunning high quality home in a quiet private cul de sac of just 4 properties about a 20 minute walk from Wokingham station and a short drive from Twyford / Elizabeth Line providing rapid access to London. Chestnut Avenue is arguably one of the most desirable locations in the Wokingham area. An extended and beautifully presented semi detached family home, built to the highest and latest standards and with some special features normally only associated with upmarket larger properties, this townhouse really will appeal to the more discerning buyer. The 1,311 sq ft of beautifully planned accommodation is set over three levels with, on the ground floor, the entrance hallway with downstairs cloakroom, modern fitted kitchen with integrated Siemens appliances, the versatile c.19' living room leading through to the recently added dining/family area with bifolds to the garden. On the first floor there is the master bedroom with fitted wardrobes and beautiful ensuite shower room plus bedroom three which is also of a good size. To the top floor there is a second large bedroom and an equally stunning family bathroom. Outside there is a mature and private rear garden with gated side access to the front and two parking spaces. The communal areas are managed by the 4 residents with the current annual charge for gardening and the sewerage system being c.£690 each. There is underfloor heating to the ground and first floor with

£630,000 Freehold





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