

23, Heath Close Wokingham RG41 2PG




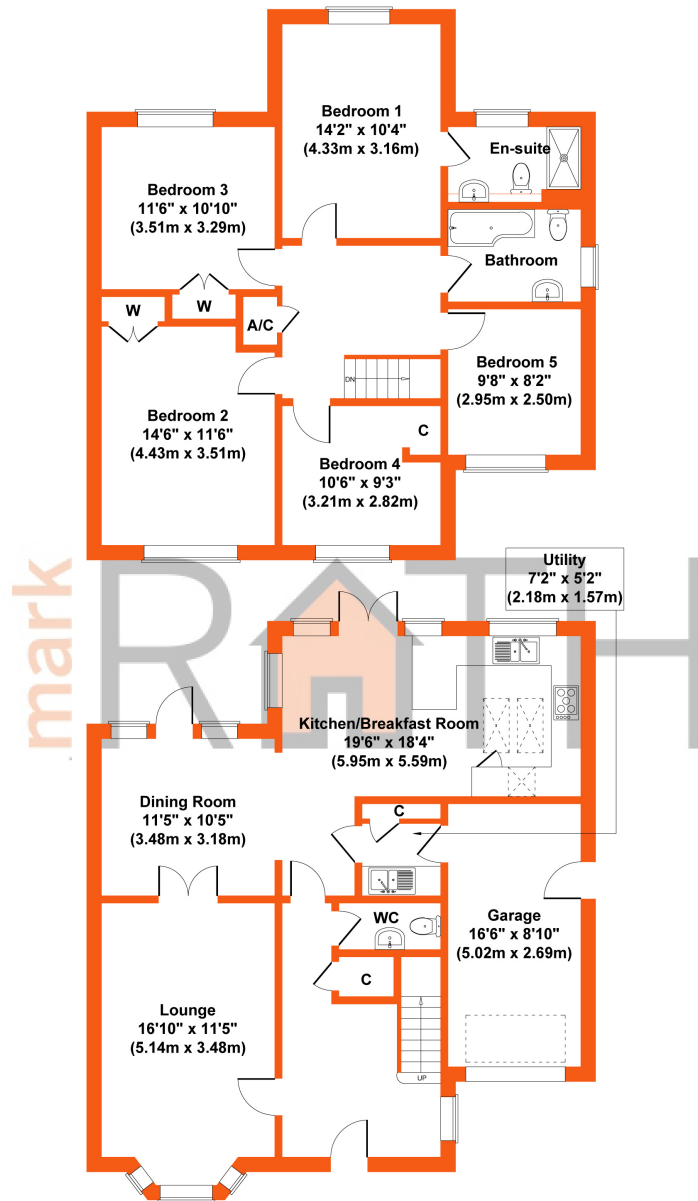
Situated toward the end of a small quiet close and within c.1 mile of Wokingham Market Place, an extended and smartly presented detached family home offering 1,708 sq ft of accommodation and an excellent EPC rating of C. At the front there is parking for two vehicles with a single garage to the side. Entering into the reception hallway there is a living room with double doors to the dining area which is open plan to the modern kitchen/breakfast room. A separate utility room, with direct access to the garage, and cloakroom complete the downstairs layout. On the first floor there is a master bedroom with ensuite shower room, four further bedrooms and a family bathroom. At the rear is a secluded southerly aspect garden. For more detailed material property information please click on the various brochure links.

£800,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(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 

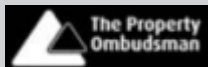


Approx. Gross Internal Floor Area 1708 sq. ft. (158.7 sq. m.) (Excluding Garage)

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 2024



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.