

25, Eden Way Wokingham RG41 5PQ




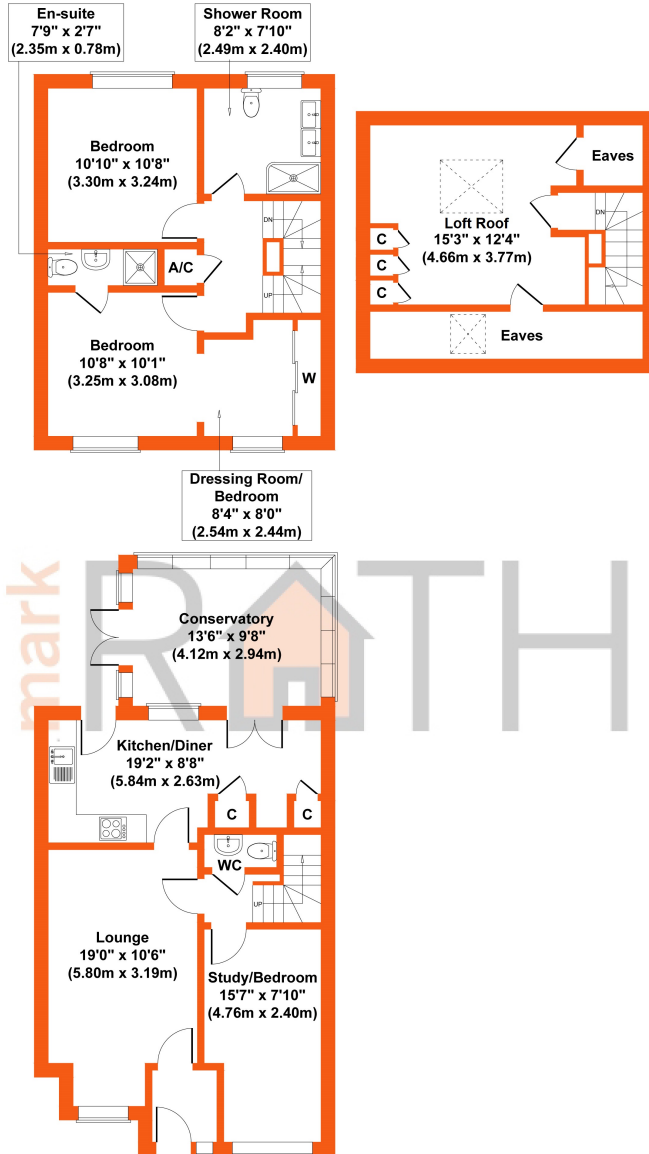
A modified and extended semi detached family home in a quiet cul de sac a short walk from Winnersh train station and the Forest Boys school. This spacious home which spans three floors and amounts to 1373 sq ft comprises: Entrance hall, living room, inner hallway, cloakroom and family room. There is a fully fitted kitchen/breakfast room leading through into a 13 ft conservatory and out into a secluded west, southwest facing rear garden. On the first floor the generous sized main bedroom suite features a shower room and wide archway through to what was originally bedroom 3. There is a good sized second bedroom and a large family bathroom. Stairs rise from the landing to a very useful loft room with bright Velux style window and which for a long period of time has been used as a bedroom. At the front there is driveway parking for two cars. Wokingham Borough Council Tax Band D £2130.19 EPC Rating D.

£525,000 Freehold





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(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 

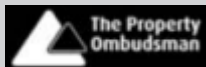


Approx. Gross Internal Floor Area 1373 sq. ft. (127.6 sq. m.)

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 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.