

FOR SALE

£449,950 Freehold



26 Wayside, Wokingham, Berkshire. RG41 1AD

- SPACIOUS MAIN BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- LARGE LIVING ROOM WITH DOORS TO GARDEN
- RE-FITTED KITCHEN/BREAKFAST ROOM
- PRIVATE REAR GARDEN
- TWO ALLOCATED PARKING SPACES



PROPERTY DESCRIPTION

A well presented and deceptively spacious, family property located on a popular residential development. The house is laid out over three floors and offers flexible accommodation. It is being sold with the benefit of no onward chain



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, wood laminate flooring, radiator, wall mounted thermostat for central heating

CLOAKROOM

White suite comprising hand basin with mixer tap and WC, tiled floor, extractor fan, radiator

RE-FITTED KITCHEN/BREAKFAST ROOM

2.34m x 5.31m (7' 8" x 17' 5")

UPVC window with front aspect and wooden shutters, range of eye level cupboards with built in extractor fan, integrated fridge/freezer, stone work surface with tiled splashback and drawers and cupboards under, four ring gas hob, one and a half bowl composite sink with drainer, space and plumbing for washing machine, space for dryer, electric oven/grill, wood laminate flooring, radiator

LIVING ROOM

3.91m x 3.89m (12' 10" x 12' 9")

Wood laminate flooring, TV point, two radiators

DINING AREA

3.99m x 3.28m (13' 1" x 10' 9")

UPVC windows with rear aspect and double doors to rear garden, two Velux roof lights, electric heater

FIRST FLOOR

BEDROOM TWO

03.91m x 3.89m (12' 10" x 12' 9")

UPVC window with rear aspect, double wardrobes with shelves, hanging space and glazed doors, radiator

BEDROOM THREE

3.38m x 01.91m (11' 1" x 6' 3")

UPVC window with front aspect, wood laminate flooring, radiator, TV point

FAMILY BATHROOM

White suite comprising panel enclosed bath with mixer tap, shower attachment and glazed screen, wash basin with mixer tap, WC, radiator, extractor fan

SECOND FLOOR

MAIN BEDROOM

4.88m x 3.96m (16' 0" x 13' 0")

Twin Velux windows with rear aspect, built in triple wardrobe with cupboards over, radiator, TV point, airing cupboard with hot water tank

EN-SUITE SHOWER ROOM

UPVC window with front aspect, large shower cubicle with power shower, wash basin with mixer tap, WC, double panel radiator

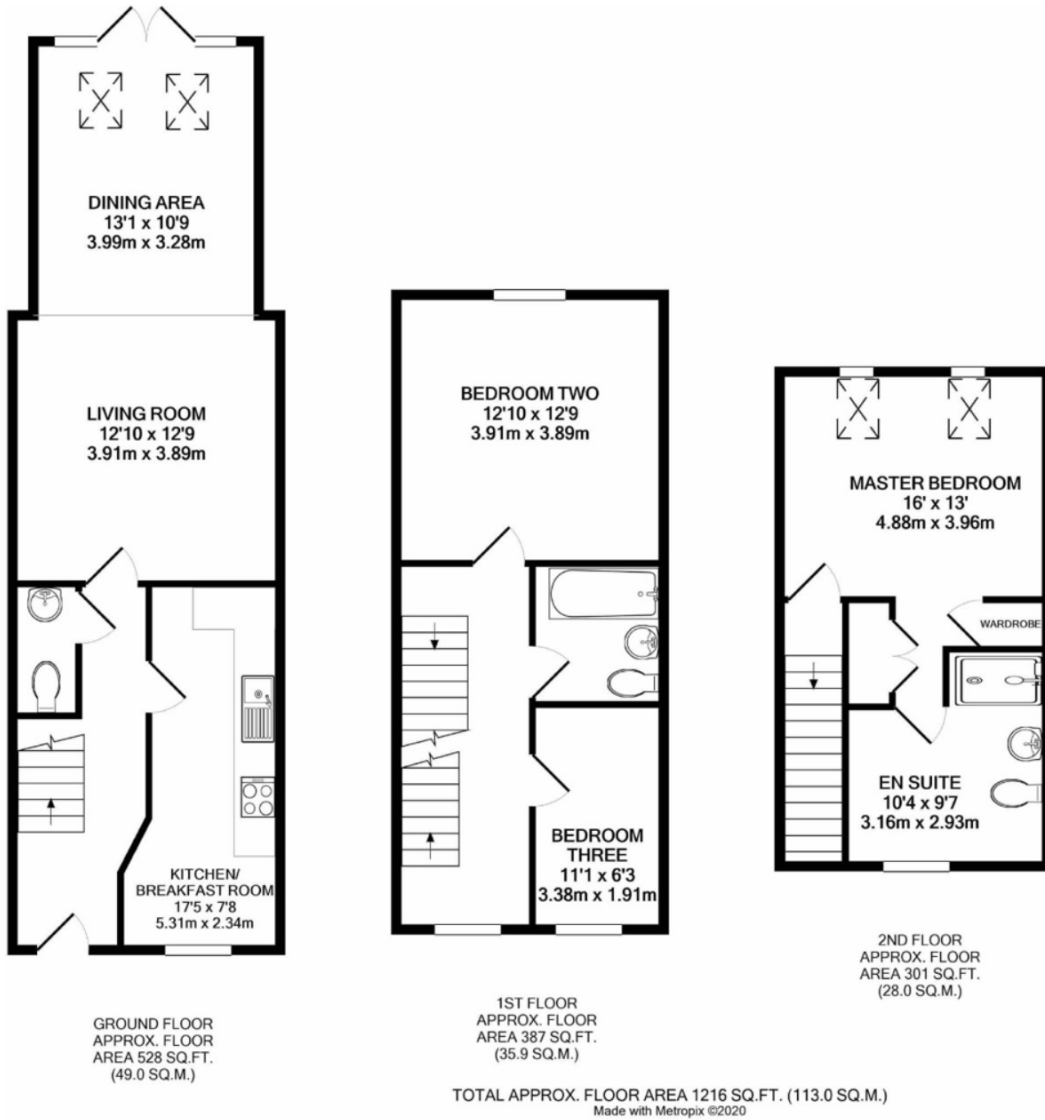
OUTSIDE

GARDEN

The rear garden is enclosed by wood panel fencing with a rear gate giving access to the parking area. There is a large paved patio



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	75	
(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	

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