

23, Hambleton Way Wokingham RG41 5SH



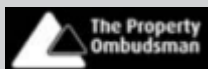
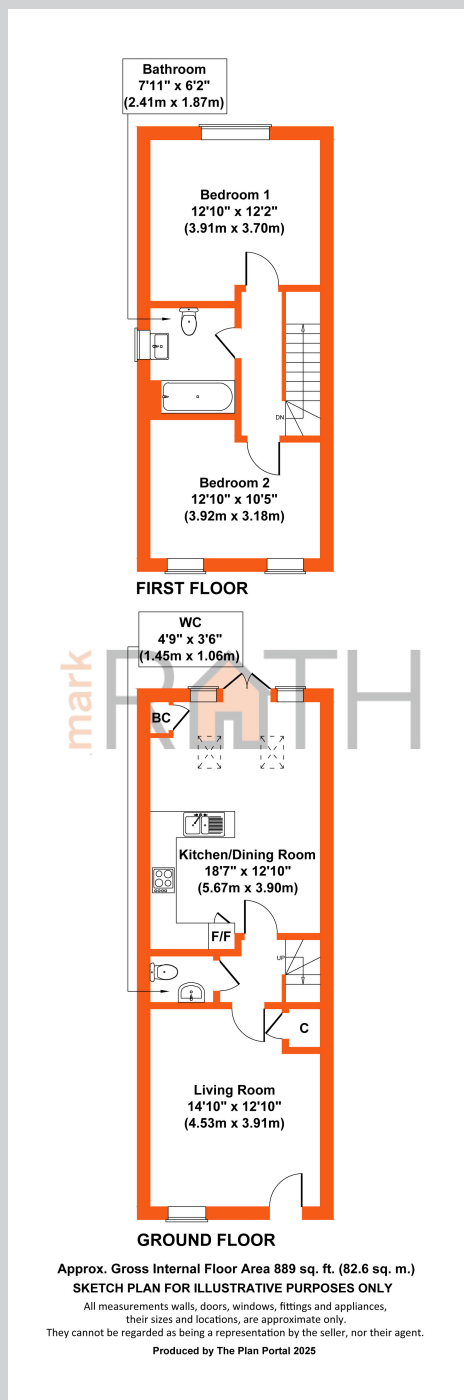
Offered to the market in beautiful condition having been lovingly looked after by the current owners, an end of terrace home set within the popular Hatchwood Mill development built by Persimmon Homes. The 889 sq ft of accommodation with an excellent EPC rating of B comprises a living room to the front aspect, modern 2-piece cloakroom and an impressive 18'7" kitchen/dining room with fitted appliances and French doors out to the rear garden. On the first floor there are two double bedrooms and a modern family bathroom. Outside the c.40' rear garden comprises a full width patio area with a pathway to an area of decking at the end of the garden with the remainder being lawn. There is gated side access to the front where there is the allocated parking space. Being built just over 5 years ago to a high standard the property has the expected high specification, uPVC double glazing and gas radiator heating. For more detailed material property information please click on the various brochure links.

£400,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(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.