

1, Jutland Close Wokingham RG41 3UR



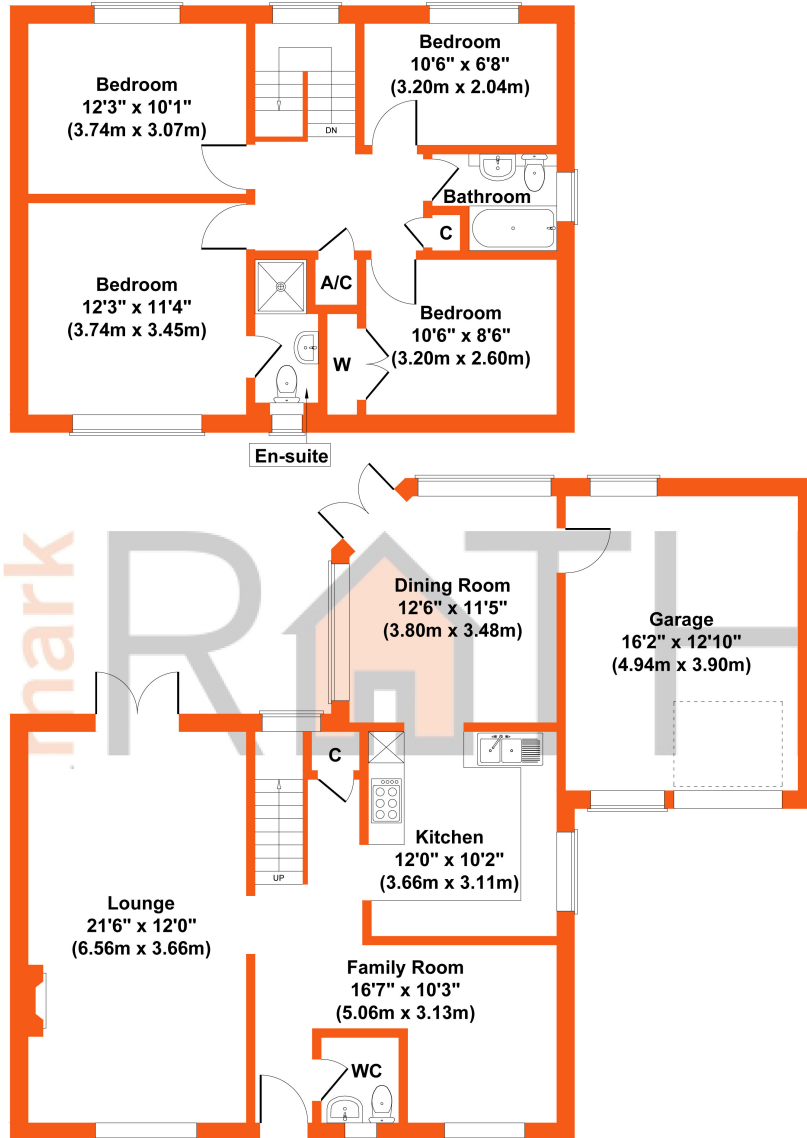
A detached family home a short walk from Hawthorns school, Morrisons supermarket and Woosehill surgery occupying a wide corner plot with plenty of scope to extend. The spacious accommodation which amounts to 1394 sq ft comprises: Entrance hall, cloakroom, large double aspect living room, dining room, extended kitchen/conservatory and useful internal garage access. On the first floor there is a generous sized main bedroom with en suite shower room, three further bedrooms and a family bathroom. To the front there is driveway parking leading to an attached garage. The rear garden with enjoys has an average width of c.65 ft.

£725,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



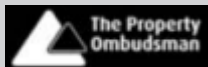
Approx. Gross Internal Floor Area 1394 sq. ft. (129.5 sq. m.)

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 2023



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.