

77, Montague Close WOKINGHAM RG40 5PH



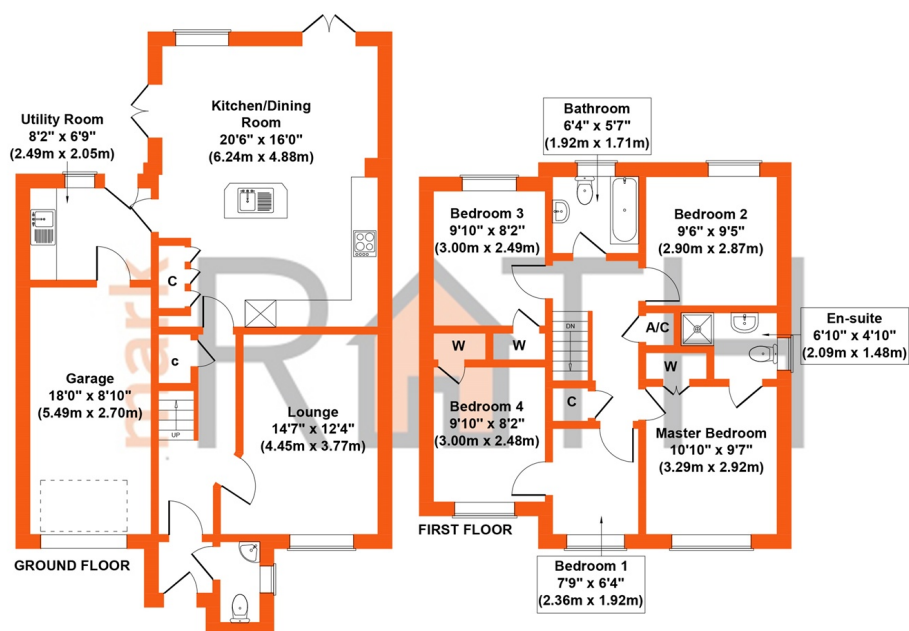
A carefully extended family home with 1463 sq ft of accommodation and a beautiful double aspect 20 x 16 ft kitchen/breakfast/family room which opens out onto a secluded rear garden with lovely woodland backdrop. There is a comfortable sized living room, downstairs cloakroom and utility room with useful internal door to the garage. On the first floor there is a generous sized main bedroom with en suite shower room, two further double bedrooms and fourth bedroom which leads into an en suite bedroom (refer to floorplan). At the front there is driveway parking for two vehicles along with an integral garage. Gas fired central heating, double glazing and an EPC D reading. For more detailed material property information please click on the various brochure links.

£620,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

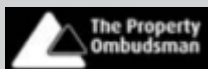


Approx. Gross Internal Floor Area 1463 sq. ft. (135.93 sq. m.)

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 2018



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.