

## 7, Vermont Woods Wokingham RG40 4PF




Located within a few minutes stroll to local woodland walks and ½ mile to Longmoor Lake within California Country Park, a beautifully presented detached family home of c.1,442 sq feet with three reception rooms, set on a larger than average plot. Upon entering the reception hallway there is a cloakroom and understair storage, modern kitchen and a family room to the front aspect. Across the rear is a separate dining room, c.16'x14' living room with patio doors to a c.17' conservatory which has an upgraded insulated roof. The first floor accommodation comprises four bedrooms, all with fitted wardrobes, bedroom one with ensuite bathroom, further family shower room. The property has uPVC double glazing and gas radiator heating with an EPC rating of C. Outside there is a mature south westerly aspect rear garden measuring c.65' (measured from the conservatory) with a tandem length garage to one side with parking space at the front. The current owner has created further parking for up to 2 vehicles to the other side of the property. For more detailed material property information please click on the various brochure links.

**£700,000 Freehold**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

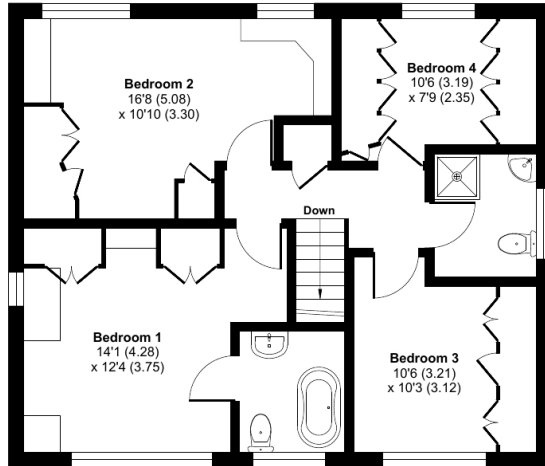
## Vermont Woods, Finchampstead, Wokingham, RG40

Approximate Area = 1442 sq ft / 133.9 sq m

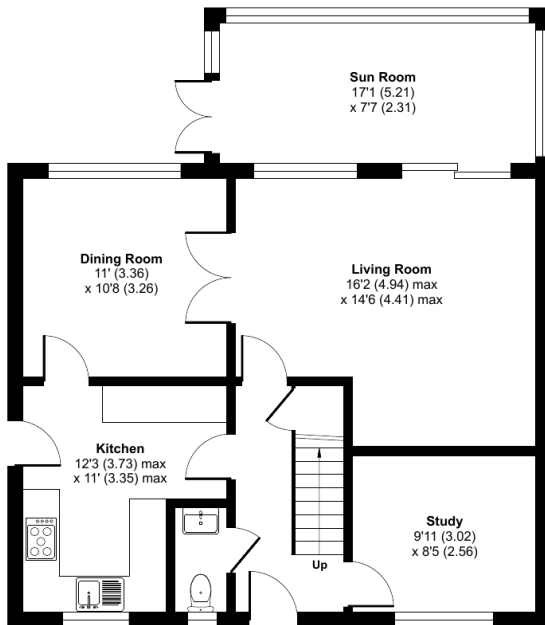
Garage = 269 sq ft / 24.9 sq m

Total = 1711 sq ft / 158.8 sq m

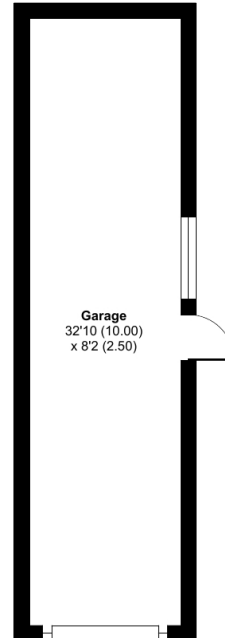
For identification only - Not to scale



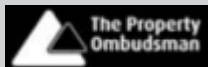
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Mark Rath Residential. REF: 1140378



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.