

52, Wild Briar Wokingham RG40 4UL



A skilfully extended and modified three double bedroom semi-detached family home at the very end of a cul-de-sac on the popular Fernlea development with a large block paved driveway and impressive EPC-C rating. The accommodation which incorporates a carefully designed garage conversion and amounts to an impressive 1054 sq ft comprises: Entrance hall, cloakroom, original 18 ft living/dining room with wide patio doors overlooking the rear garden, additionally there a large modern open plan kitchen and dining room area at the front. On the first floor there are three double bedrooms and a stylish refitted white bathroom suite. The private low maintenance rear garden faces East and features a wide paved patio which leads onto low maintenance imitation lawn.

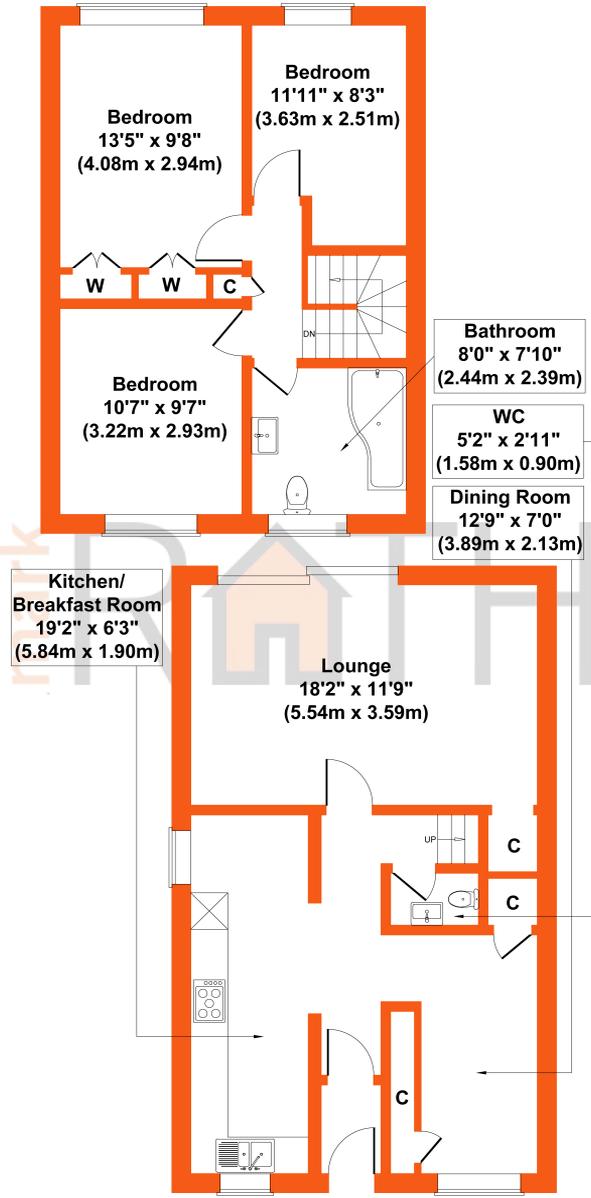
Wokingham Borough Council tax band D- £2116.39 EPC Rating C

£450,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	76	
(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 



Approx. Gross Internal Floor Area 1054 sq. ft. (98.0 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 2020



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.



Mark Rath Residential
 4A Old Row Court Rose Street
 RG40 1XZ

info@mrrresidential.co.uk
 www.mrrresidential.co.uk
 01183 347348