

24, Waterloo Crescent Wokingham RG40 2JJ




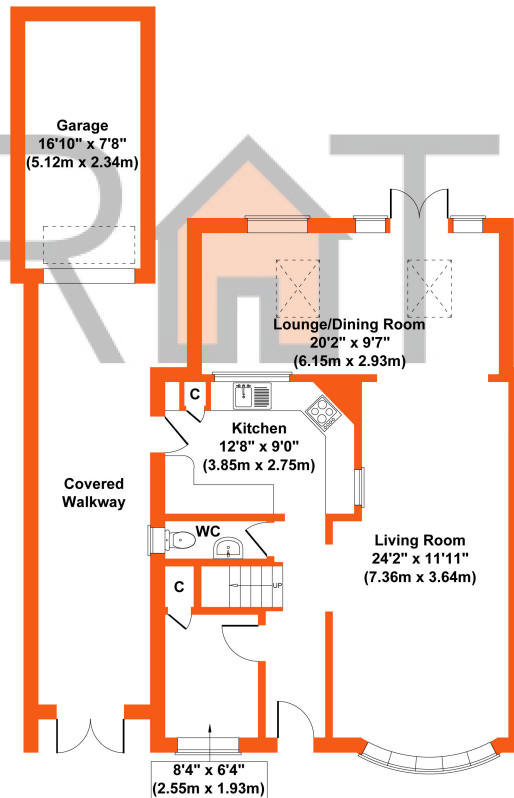
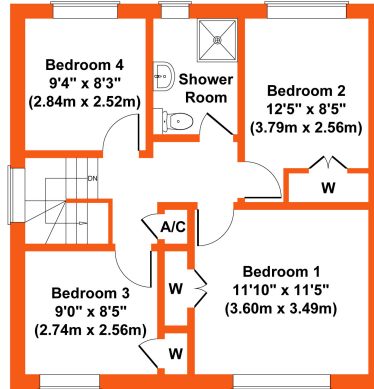
Set in a small close along a popular road, just under a mile to Wokingham Market Place and a reasonable distance to outstanding primary and secondary schools, an extended and smartly presented detached family home offering 1,470 sq ft of accommodation and an EPC rating of D. The ground floor provides entrance hallway, cloakroom, c.24' ft living room through to the newly added dining/family area which connects perfectly to the low maintenance rear garden. To the first floor there are four bedrooms and a modern family shower room. The property benefits uPVC double glazed windows and doors, and gas radiator heating. The front garden has been landscaped in a practical low maintenance theme with a block paved driveway which has gating leading to a side covered area with maximum vehicle width of 7', allowing narrow access of 6' into the garage set back to the rear. The rear garden is enclosed on all boundaries and has an artificial lawn and benefits a high degree of privacy. 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+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

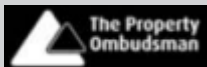


Approx. Gross Internal Floor Area 1470 sq. ft. (136.6 sq. m.)
(Excluding Covered Walkway)

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 2024



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.