

## 3, Clare Avenue Wokingham RG40 1EB




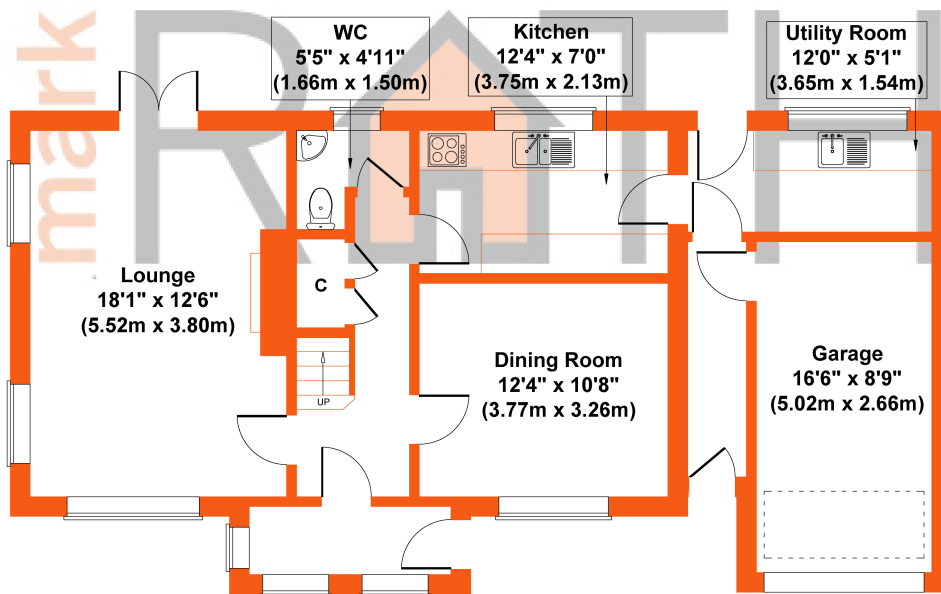
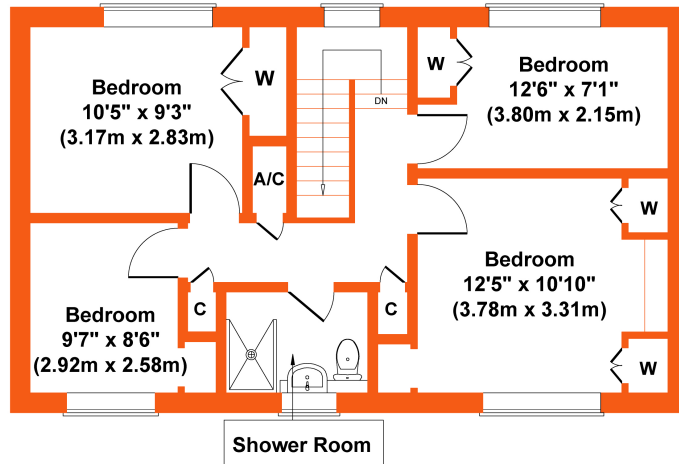
A short level walk from Waitrose and tucked away on one of Wokingham's most prestigious and sought-after town centre roads, this four-bedroom family home offers an exceptional blend of space, privacy, and potential, extending to approximately 1,308 sq ft. The property welcomes you with a spacious entrance hall and cloakroom, leading through to a triple-aspect living room, with fireplace. To the rear, the kitchen presents an exciting opportunity to create a striking open-plan kitchen/dining/family space by combining with the adjoining dining room—perfect for modern living and entertaining. A separate utility room and covered access to the garage add further practicality. Upstairs, four generously proportioned bedrooms, all complete with fitted wardrobes, provide excellent family accommodation and are served by a recently refitted, contemporary shower room. Outside, the south-southeast facing rear garden offers a private, low-maintenance retreat, complete with lighting and gated side access. To the front, a well-kept lawned garden leads to the adjoining garage, which benefits from its own independent access. The property features double glazing, gas central heating an EPC-C reading. For more detailed material property information please click on the various brochure links.

**£800,000 Freehold**





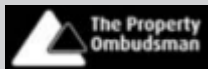
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 



**Approx. Gross Internal Floor Area**  
**Main House = 1161 sq. ft. (107.9 sq. m.)**  
**Garage = 147 sq. ft. (13.7 sq. m.)**  
**Total = 1308 sq. ft. (121.6 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.



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.