

£1,000 pcm



## 7 The Barn Pykes Farm, Forest Road, Wokingham, Berkshire. RG40 5QR

- LARGE LIVING ROOM/BEDROOM
- LARGE KITCHEN/DINER
- NEWLY FITTED KITCHEN
- NEWLY FITTED SHOWER ROOM
- NEWLY CONVERTED
- RURAL LOCATION
- OFF ROAD PARKING



## PROPERTY DESCRIPTION

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A character property which is newly converted from an existing stable block with spacious accommodation on one level.  
The property is for single occupancy only and is available immediately unfurnished



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### KITCHEN/DINER

3.56m x 4.98m (11' 8" x 16' 4")

UPVC front door into kitchen/diner and UPVC window with front aspect, newly fitted kitchen units with wall mounted cupboards, stainless steel extractor fan, preparation surface with stainless steel one and a half bowl sink with mixer tap and drawers and cupboards under, electric hob and oven, integral fridge/freezer, washing machine, recessed lighting, electric heater, wood effect laminate flooring

#### Shower Room

Corner shower cubicle with power shower and glazed door, WC, hand basin with mixer tap, extractor fan, chrome heated towel rail, recessed lighting, laminate flooring

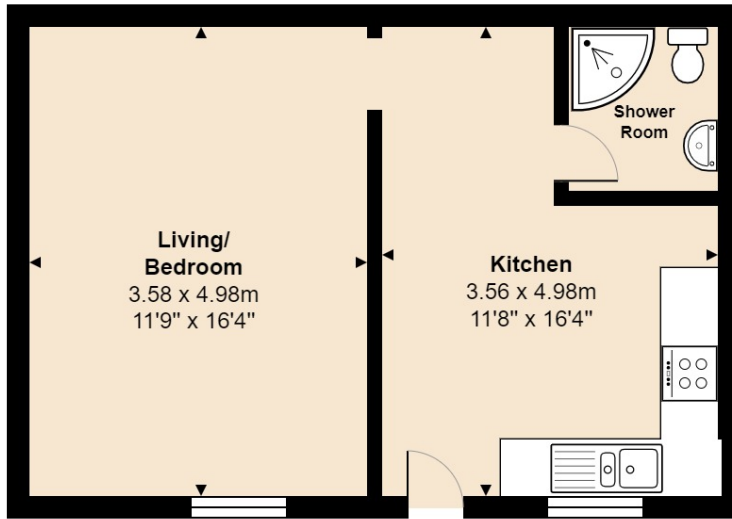
#### LIVING/BEDROOM

3.58m x 4.98m (11' 9" x 16' 4")

UPVC window with front aspect, electric heater, laminate flooring, recessed lighting, TV point

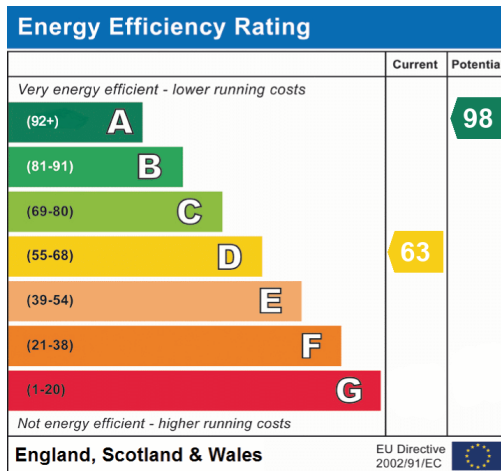
# FLOORPLAN & EPC

7 The Barn at Pikes Farm, Forest Road, Binfield, RG40 5QR



Total Area: 36.4 m<sup>2</sup> ... 391 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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