



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

£1,000 pcm

Property Summary

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

Features

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



Room Descriptions

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

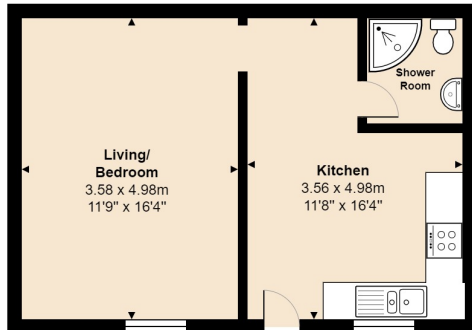
Corner shower cubicle with power shower and glazed door, WC, hand basin with mixer tap, extractor fan, chrome heated towel rail, recessed lighting, laminate flooring

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

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



Total Area: 36.4 m² ... 391 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	