

32, Culloden Way Wokingham RG41 3UN



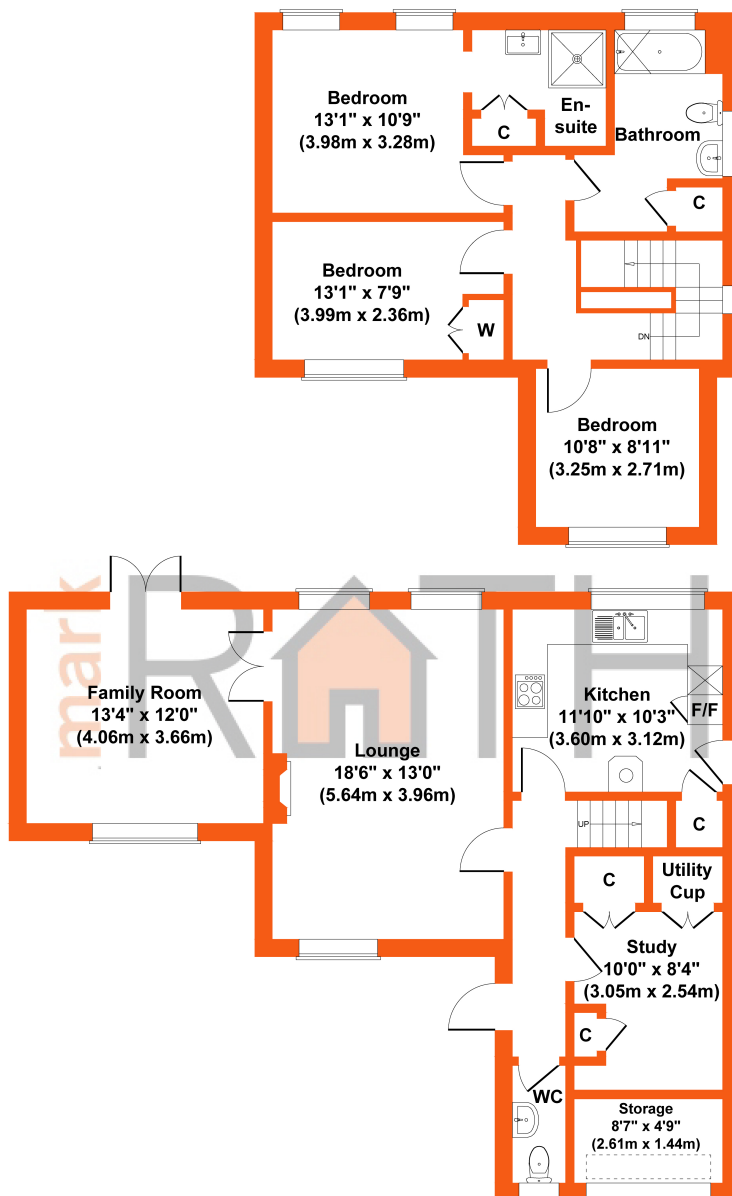
A rarely available extended, detached family home at the very end of a quiet cul-de-sac in an elevated position with secluded north west facing rear garden overlooking Chestnut Park and woodland beyond a short walk from The Hawthorns Primary School. The spacious accommodation which amounts to 1349 sq ft comprises: Entrance hall, cloakroom, refitted kitchen, double aspect living/dining room, family room opening out onto the garden and a generous sized study with utility area. On the first floor there is a main bedroom with en suite shower room, two further double bedrooms and a modern refitted bathroom. To the front there is driveway parking for 3/4 cars.

£700,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(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 1349 sq. ft. (125.3 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 2023



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.