

## 11, Merrill Drive Wokingham RG41 5RS




Located at the end of a cul de sac, a smartly presented semi detached family home in a peaceful and private development of just 19 properties built to a high specification by Bellway Homes in 2016. The front door leads to the entrance hall with cloakroom, front aspect kitchen with fitted appliances, the living / dining room with French doors out to the low maintenance rear garden. The first floor comprises master bedroom with ensuite shower room, two further bedrooms and the family bathroom. Outside there is a south west facing rear garden, single garage at the side with two vehicle driveway parking and open plan front garden. The property has gas radiator heating, double glazed windows and a great EPC rating B. The development enjoys a communal open green with a monthly management charge of £55.15. The property is within walking distance of Dinton Pastures and it's waterside woodland walks, Winnersh train station offering direct access to both Reading and London Waterloo, and Sainsbury's supermarket. The M4 and A329(M) are also within easy reach. For more detailed material property information please click on the various brochure links.

**£500,000 Freehold**





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>	<b>86</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

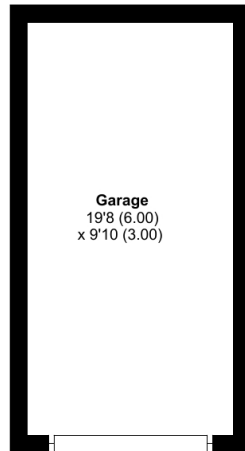
# Merril Drive, Winnersh, Wokingham, RG41

Approximate Area = 946 sq ft / 87.8 sq m

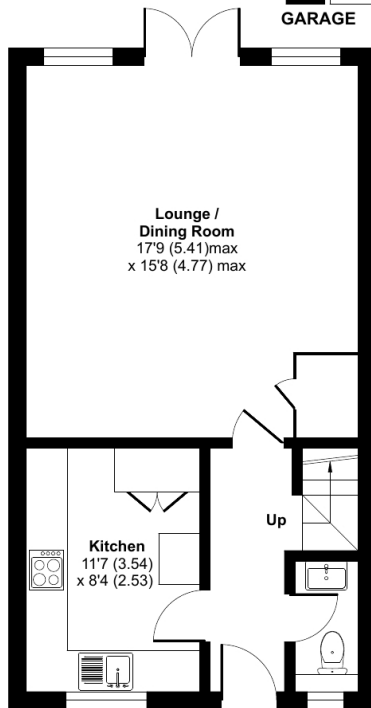
Garge = 193 sq ft / 17.9 sq m

Total = 1139 sq ft / 105.8 sq m

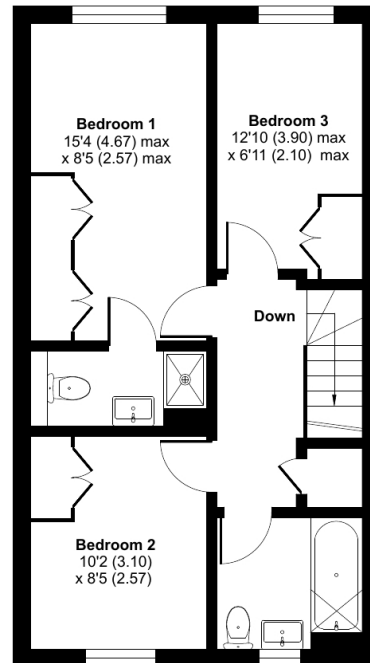
For identification only - Not to scale



GARAGE



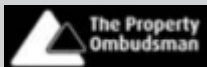
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Mark Rath Residential. REF: 1136325



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.