

## 1, Kent Close Wokingham RG41 3AN




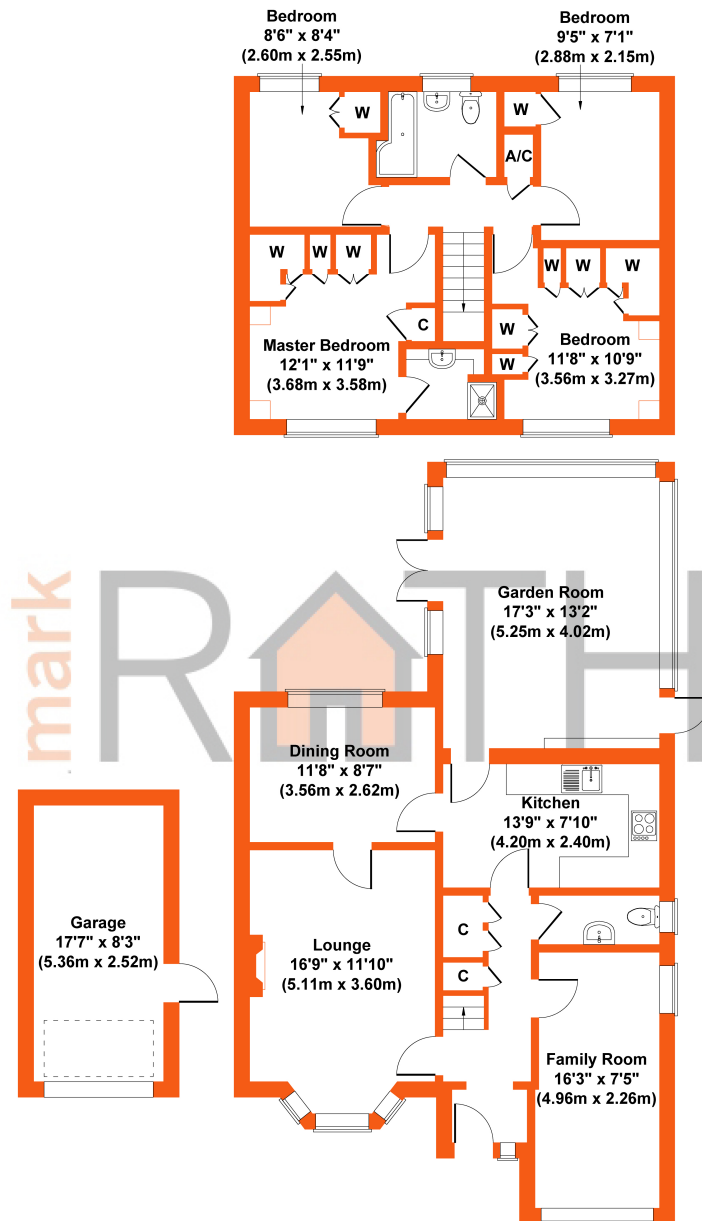
A lovely, extended family home in a quiet cul de sac location on the popular Woosehill development with 1461 sq ft of living space occupying a corner plot location with detached garage plus secure gated parking at the rear. There is easy access to Fox Hill woods at the end of the close. Solar panels were fitted in June 2025, which helps keep energy bills low and gives a C-EPC rating. The accommodation comprises: Entrance hall with cloakroom, lounge, dining room, family room and modern fitted kitchen opening out into a 17ft garden room. On the first floor, bedroom one which has fitted furniture plus an en suite shower room, there are three further bedrooms and a modern family bathroom. No onward chain. For more detailed material property information please click on the various brochure links.

**£680,000 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>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

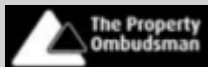


Approx. Gross Internal Floor Area 1461 sq. ft. (135.7 sq. m.)(Excluding Garage)

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 2025



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.