

## 15, Dairy Road Wokingham RG40 4AQ




An almost brand new detached family home with impressive B energy rating. This spacious 1084sq ft house which is in show home condition comprises: Entrance hall with deep under stair cupboard and cloakroom, an 18ft double aspect living room and stylish 18ft fully fitted kitchen/dining room with integrated Bosch appliances and bi-fold doors opening out onto the rear garden. On the first floor there is a main bedroom with fitted wardrobes along with a spacious en-suite shower room, two further bedroom and a good sized family bathroom. Outside the rear garden faces east, is laid to lawn with a good sized patio area. There is a small open plan front garden and ample parking for 2 cars. Finchwood Park is a short walk from the highly sought after Bohunt Senior School and excellent primary schools in the vicinity, surrounded by areas of well kept communal landscaped areas the which attract an annual charge of £223.81 (subject to confirmation)

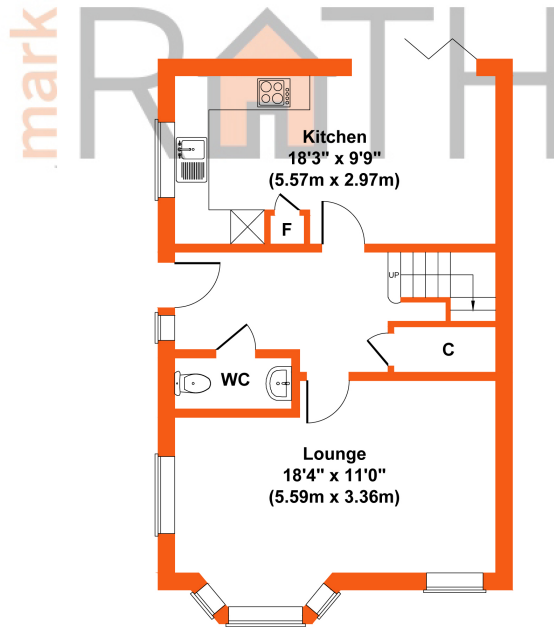
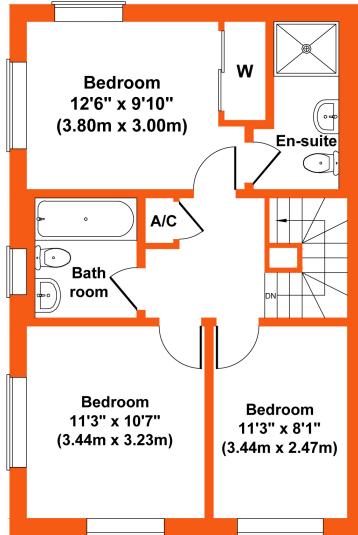
Directions: From the Eversley Road/A327 turn into Sheerlands Road, first right towards Barley Road, then left into Barley Road, at the T junction turn right no.15 will be found on your left hand side.

**£515,000 Freehold**





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>	83	
(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 



Approx. Gross Internal Floor Area 1084 sq. ft. (100.7 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 2022



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.