

## 36, Mercury Avenue Wokingham RG41 3GA



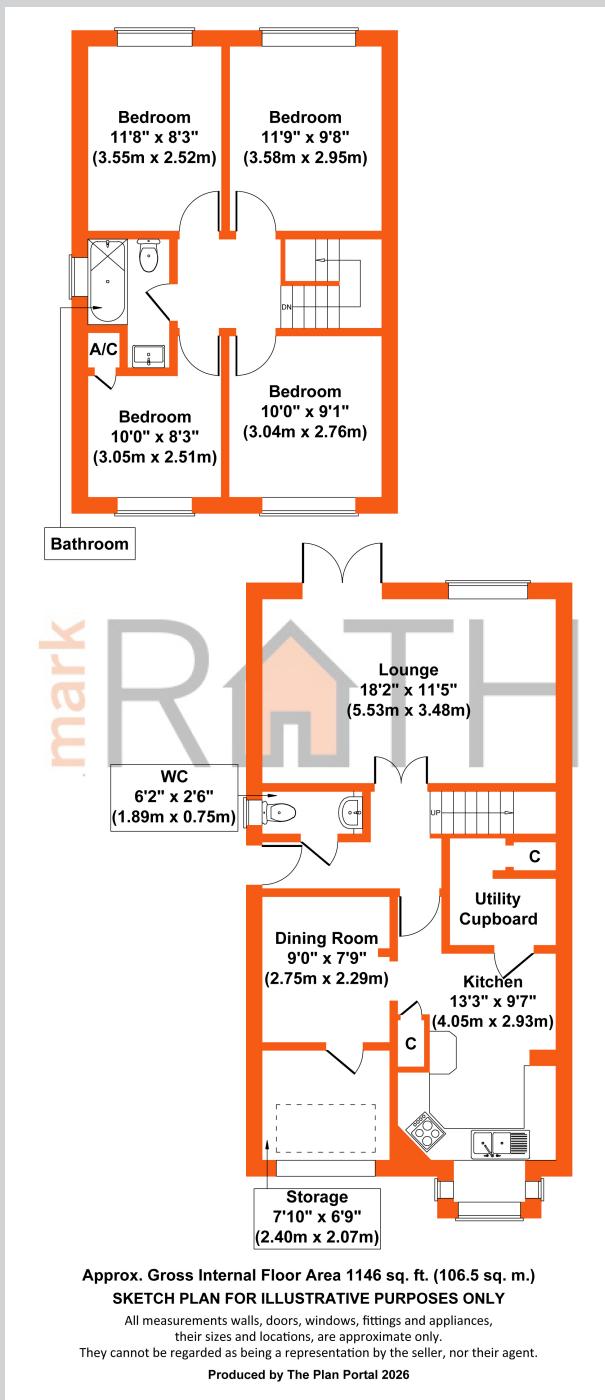
Located within a small close and offered to the market in lovely condition throughout, a purpose built four bedroom semi detached family home within walking distance of both The Holt School and Hawthorns Primary School, Morrisons supermarket and Woosehill Medical Centre. The spacious accommodation of 1,146 sq ft provides entrance hallway with modern downstairs cloakroom, c.18' living room with French doors to the rear garden, well fitted kitchen with large utility cupboard, dining room (converted from the original garage). On the first floor there are four very good size bedrooms and a modern family bathroom. The property benefits gas radiator heating and double glazed windows with an EPC rating – D. Outside, the secluded south westerly aspect rear garden comprises a full width area of decking with the rest laid to lawn and gated side access. The front has been landscaped to a low maintenance theme with a block paved area and driveway parking for 2 vehicles. The original garage has been part converted to provide internal accommodation but there is still a portion of the garage remaining providing useful storage. For more detailed material property information please click on the various brochure links.

**£525,000 Freehold**





| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            | 85      |                         |
| (69-80) <b>C</b>                            | 68      |                         |
| (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 |



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.