

35, The Spinney Wokingham RG40 4UN



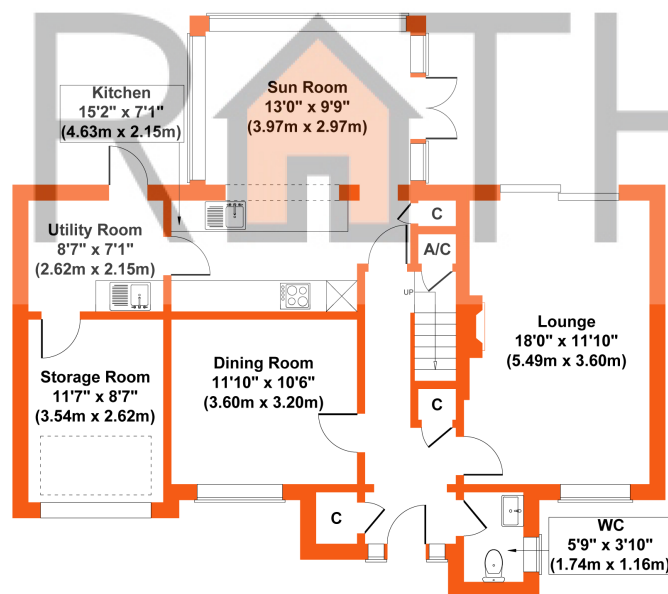
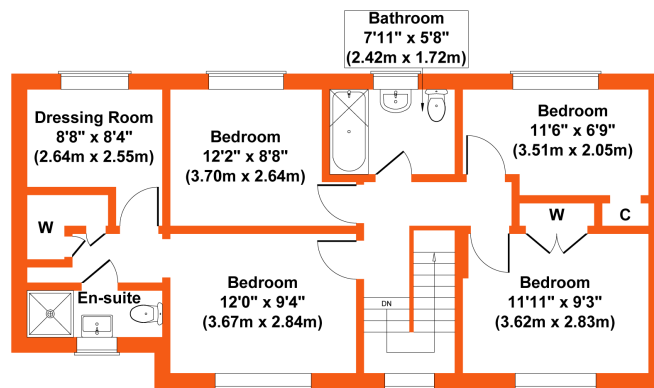
Situated at the head of a small quiet cul-de-sac, a beautifully presented detached family home having been extended and well maintained by the current owners. The 1,609 sq ft of accommodation comprises entrance hallway with storage cupboards and modern downstairs cloakroom, dual aspect living room with patio doors out to the rear garden, separate dining room, modern galley style kitchen opening through to a lovely conservatory, utility room (formed from the rear of the garage) with direct access to the remainder of the garage which is now ideal for storage. On the first floor there is the master bedroom with modern ensuite shower room and dressing room, three further bedrooms and a modern family bathroom. The front is open plan with driveway parking for two vehicles with the remainder laid to lawn with mature shrubs. The rear garden benefits a good degree of privacy and provides a patio and decking areas with mature shrubs, small trees and areas of lawn and enclosed by timber fencing. The property has an EPC rating D with gas radiator heating and uPVC double glazing. The Spinney is on the popular Fernlea development which is a mix of 3 and 4 bedroom homes built through the late 60's into the 70's. There are good commuter links with access via Nine Mile Ride and Bracknell to the M3, A329(M) and M4. Nearby there are various local schools. local shops at California crossroads. many woodland walks and parkland with California Country Park

£625,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	65	76
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(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 1609 sq. ft. (149.5 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 2025



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