

27, Culloden Way Wokingham RG41 3UN



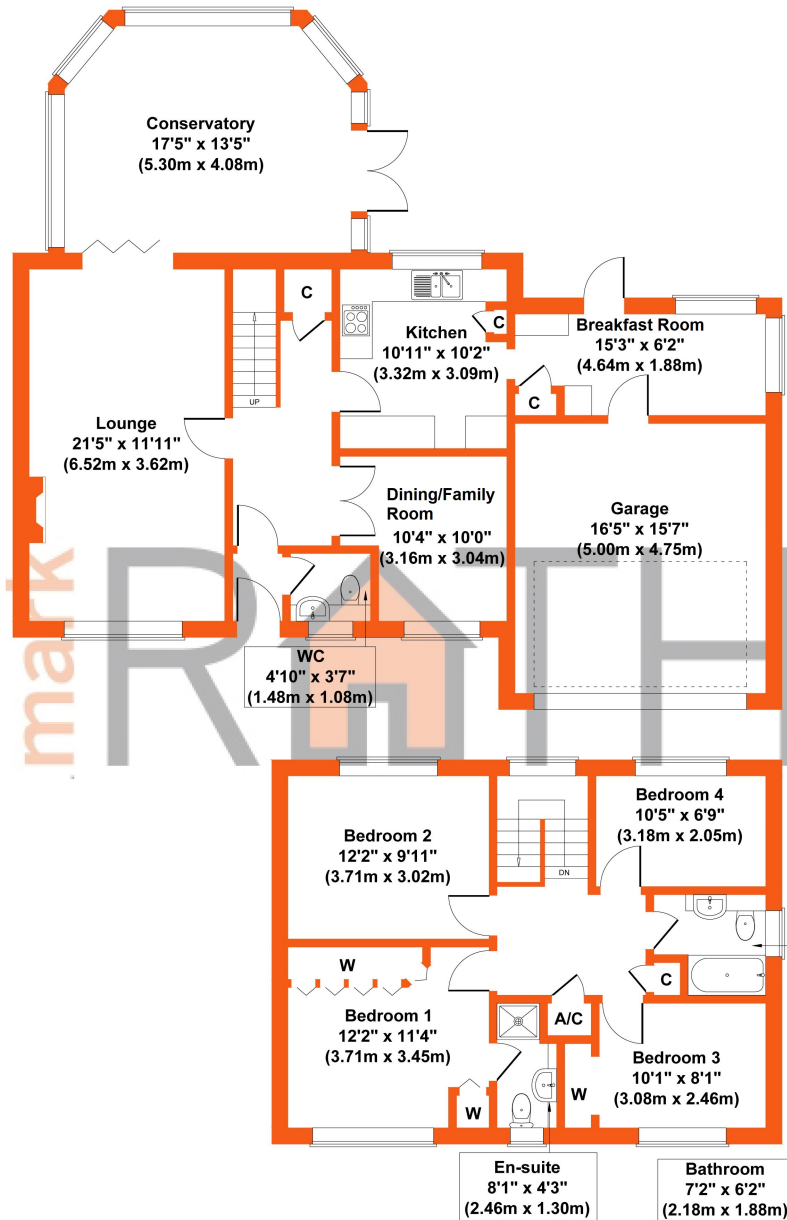
A spacious family home tucked away at the end of a cul de sac close to Chestnut park and a short walk from The Hawthorns Primary School. This detached property with 1582 sq ft of accommodation and huge potential to extend (subject to permission) features an extremely wide corner plot position with attached double garage and extensive driveway parking. Inside, there is a reception hall with cloakroom, lounge opening via bi-fold doors to a double glazed conservatory, dining room and kitchen with adjoining breakfast room. On the first floor there are four generous sized bedrooms, an en suite shower room and a family bathroom. The I shaped garden faces south and west and at its longest points extend 93ft x 86ft.

£750,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



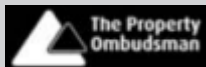
Approx. Gross Internal Floor Area 1582 sq. ft. (147.0 sq. m.)

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 2023



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.