

## 31, Brookside Wokingham RG41 2ST





£550,000 Freehold



A rarely available detached family home in a beautiful location backing down onto the Emm Brook. The accommodation which amounts to 1027 sq ft comprises: Entrance porch, entrance hall with cloakroom/utility area, 17ft living room, separate dining room and kitchen. On the first floor there are four bedrooms and a family bathroom. Outside the property features an integral garage with driveway parking and a secluded west facing garden with lovely views over the Emm Brook.



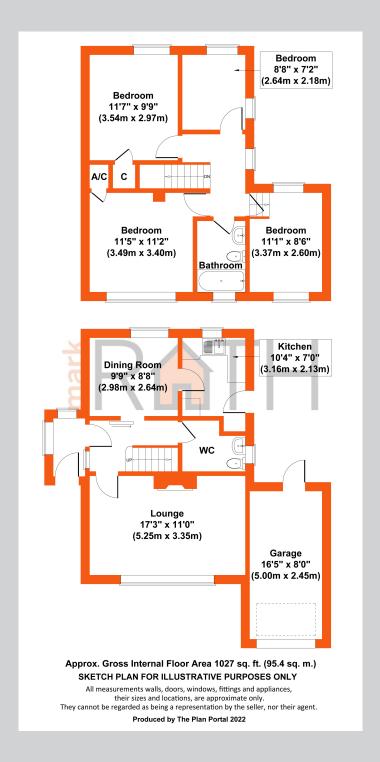












These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should 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.

