

8, Highfield Close Wokingham RG40 1DG




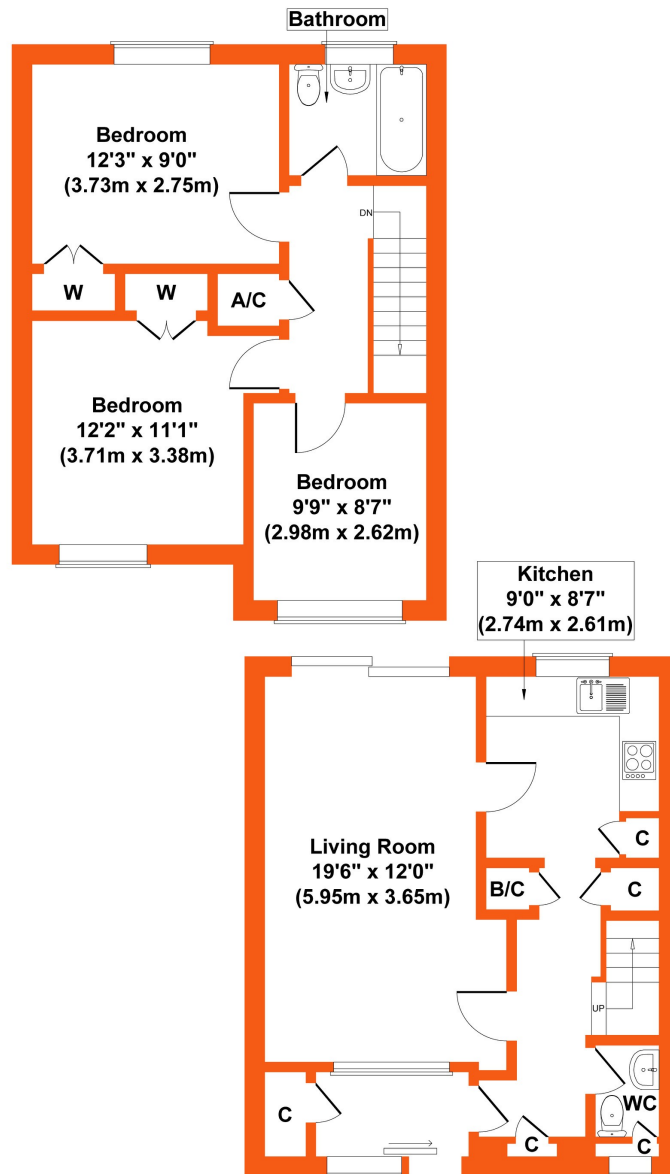
A spacious townhouse tucked away in a peaceful close yet a 5 minute walk from Waitrose, the town centre and slightly further to the station with regular direct trains to Reading and London. Overlooking a pretty central green, with ample residents parking spaces and a garage, the light and airy accommodation which amounts to 952 sq ft comprises: Enclosed porch with storage, glazed front door to inner hallway with cloakroom, a modern fitted kitchen with integrated oven and gas hob along with a large double aspect living/dining room featuring 3m wide patio doors opening out onto the rear garden and a picture window facing west towards the front garden and central green beyond. Upstairs there is a modern white, tiled bathroom and three double bedrooms. There is an easterly facing low maintenance rear garden with rear access. Highfield Close is a real oasis tucked away right in the heart of town with a friendly, neighbourly feel.

£450,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

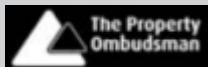


Approx. Gross Internal Floor Area 952 sq. ft. (88.8 sq. m.)

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 2024



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