

## 58, Woodward Close Wokingham RG41 5UU




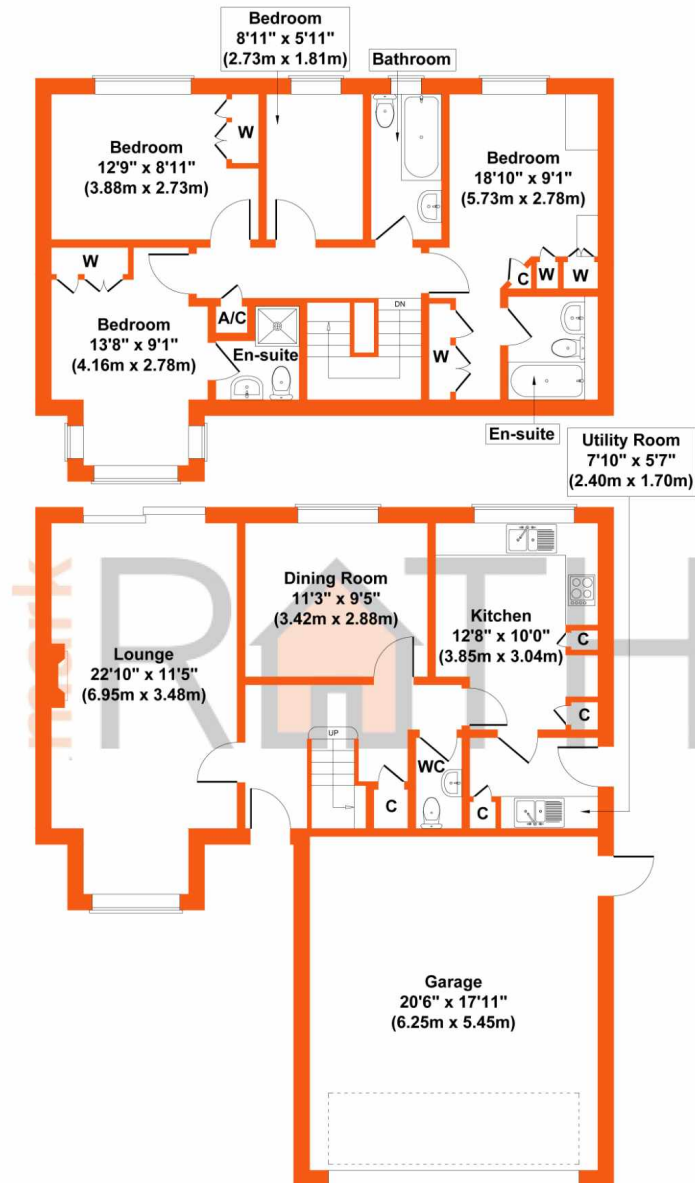
This well presented 4 bedroom family home is conveniently positioned on the edge of the Winnersh Farm development with large driveway & double garage and a beautiful view over open land. The accommodation which amounts to 1312 sq ft comprises: Entrance hall, cloakroom, large living room, dining room adjacent to the modern refitted kitchen with integrated appliances and underfloor heating and utility room. To the first floor are 4 bedrooms 3 of which are doubles, two having en suites along with a family bathroom. NO ONWARD CHAIN

£700,000 Freehold





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 



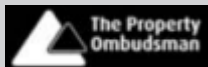
Approx. Gross Internal Floor Area 1312 sq. ft. (121.9 sq. m.)(Excluding Garage)

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.