

5, Cedar Close Wokingham RG40 1EA



- Wokingham Borough Council Tax Band F £2,953.16

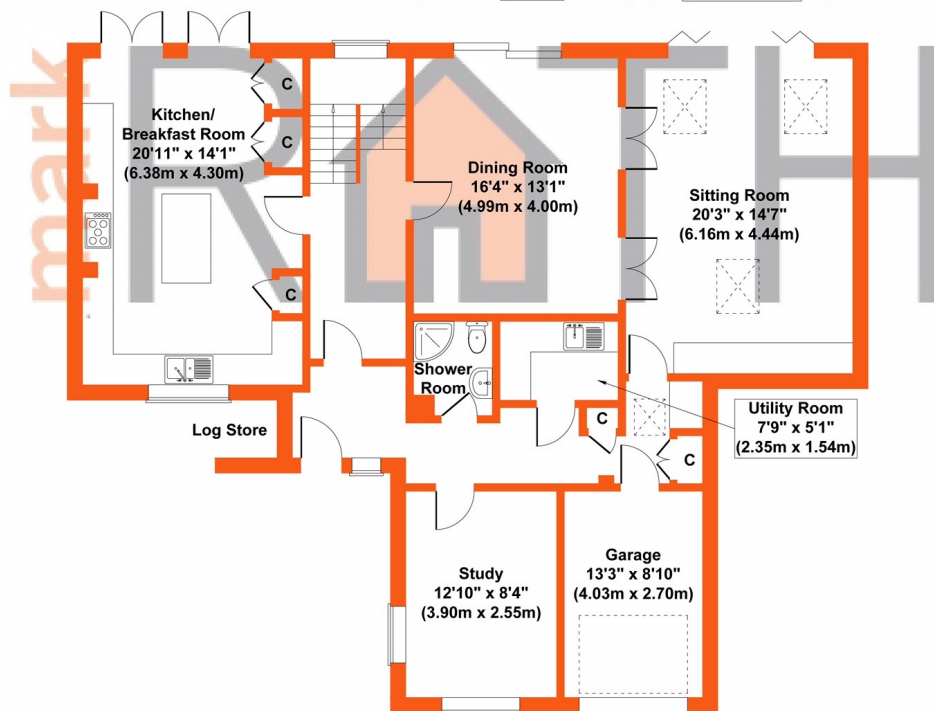
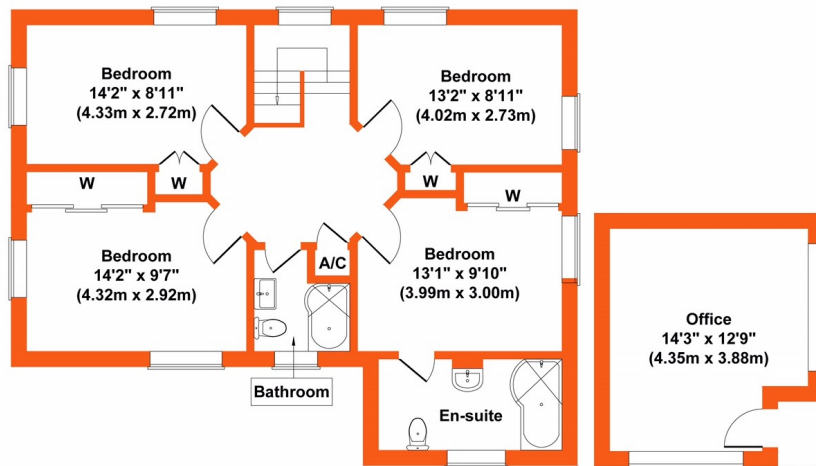
£1,000,000 Freehold



A lovely family home with flexible annexe potential set in a quiet cul de sac a short, level walk from Waitrose and the town centre. The spacious accommodation which amounts to 2108 sq ft comprises: Entrance hall, vaulted living room with bi-fold doors opening out onto the garden, dining room, study/bedroom 5 with adjacent shower room, utility/kitchen area and stylish recently refitted 20'22ft x 14ft kitchen/breakfast/family room. On the first floor there are four generous sized bedrooms and modern refitted en suite and family bathroom. Outside, there is a sizable south, south east facing rear garden and a ready made office/games room. To the front there is driveway parking and small garage.







Approx. Gross Internal Floor Area 2108 sq. ft. (195.8 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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		69
(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	