

16, Foxglove Close Wokingham RG41 3NF




A spacious extended family home tucked away in a quiet corner of the ever popular 'Simons Park' development occupying a south facing plot with a rear garden extending to c.58 ft and backing directly onto the lovely green spaces of Chestnut Park. The accommodation which amounts to 2182 sq ft comprises: Entrance hall, cloakroom, living room with open fire, dining room, refitted kitchen leading through into a utility room and double garage beyond. There is a further reception room with an en suite wet room and potential to convert into a lovely third reception room or kitchen/breakfast room. On the first floor there is a very generous sized main bedroom with en suite shower room, four further good sized bedrooms and a family bathroom. There is driveway parking for two vehicles plus the double garage.

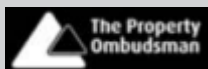
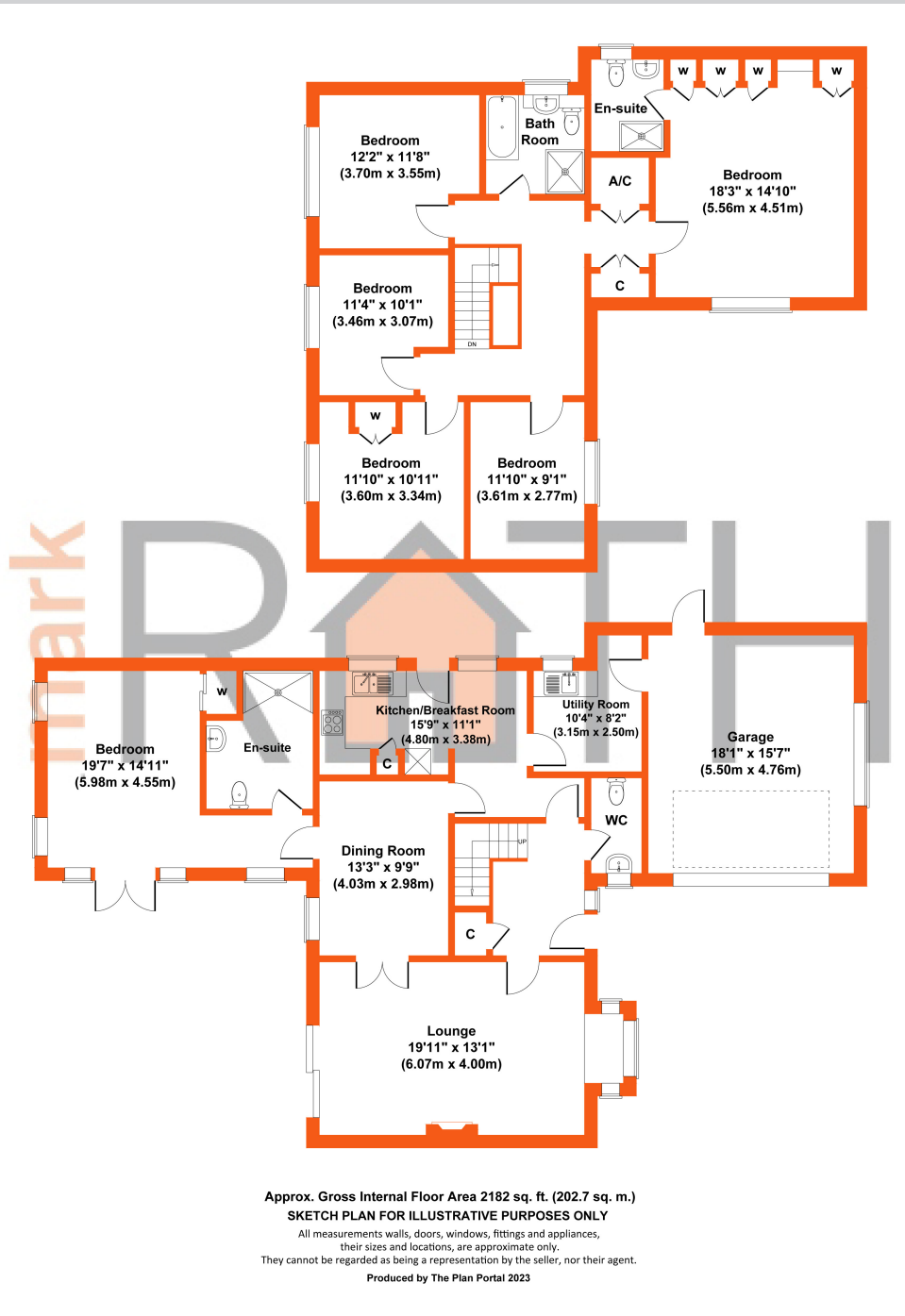
£900,000 Freehold





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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.