

20, Valley Crescent Wokingham RG41 1NP




Viewings currently being booked between 2.00pm and 4.00pm Friday 26th and Saturday 27th January - please email us to book your time slot.

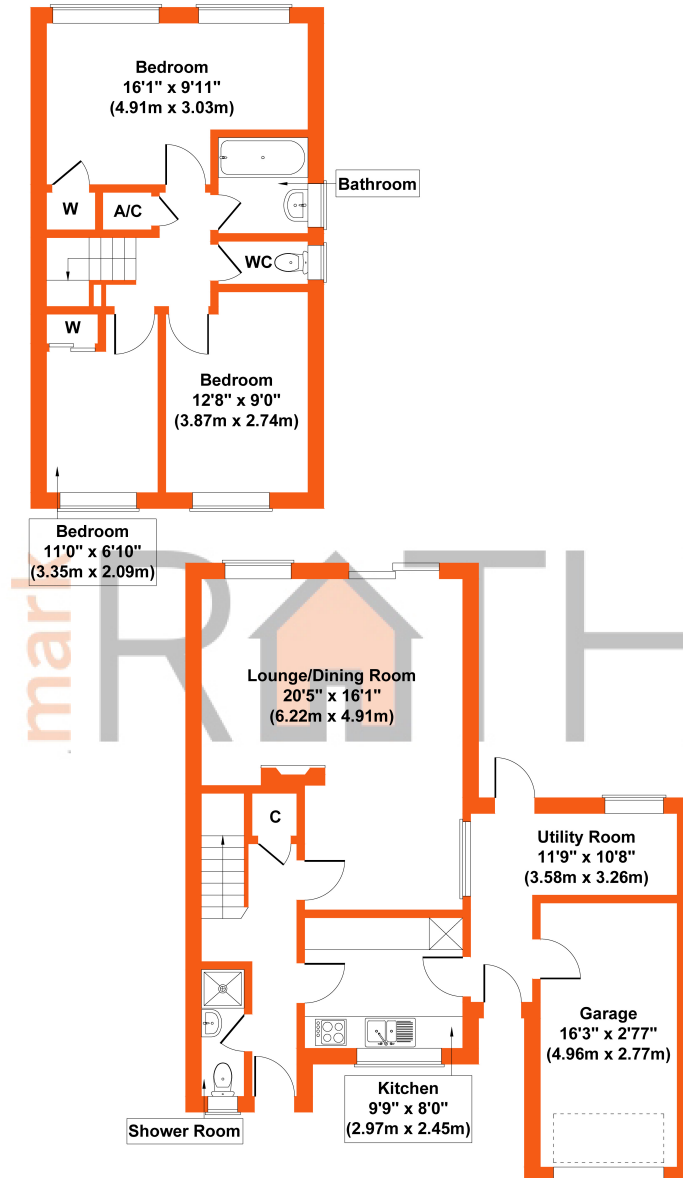
A spacious, extended semi detached family home with 1044 sq ft of accommodation located on the popular Joel Park development within walking distance of the town centre and some of the best Schools in the area. The accommodation which is in need of general updating comprises: Entrance hall with cloakroom/shower room, large I-shaped living/dining room, kitchen with adjoining utility room and internal garage access. On the first floor there is a generous sized main bedroom plus two small doubles along with a bathroom and separate cloakroom. The rear garden wraps around to the rear of the utility room providing some further potential subject to permission to extend. At the front is driveway parking and a garage. Council Tax Band D. EPC Rating D.

£425,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(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 1044 sq. ft. (97.0 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



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.