

38, Linnet Walk Wokingham RG41 3HE



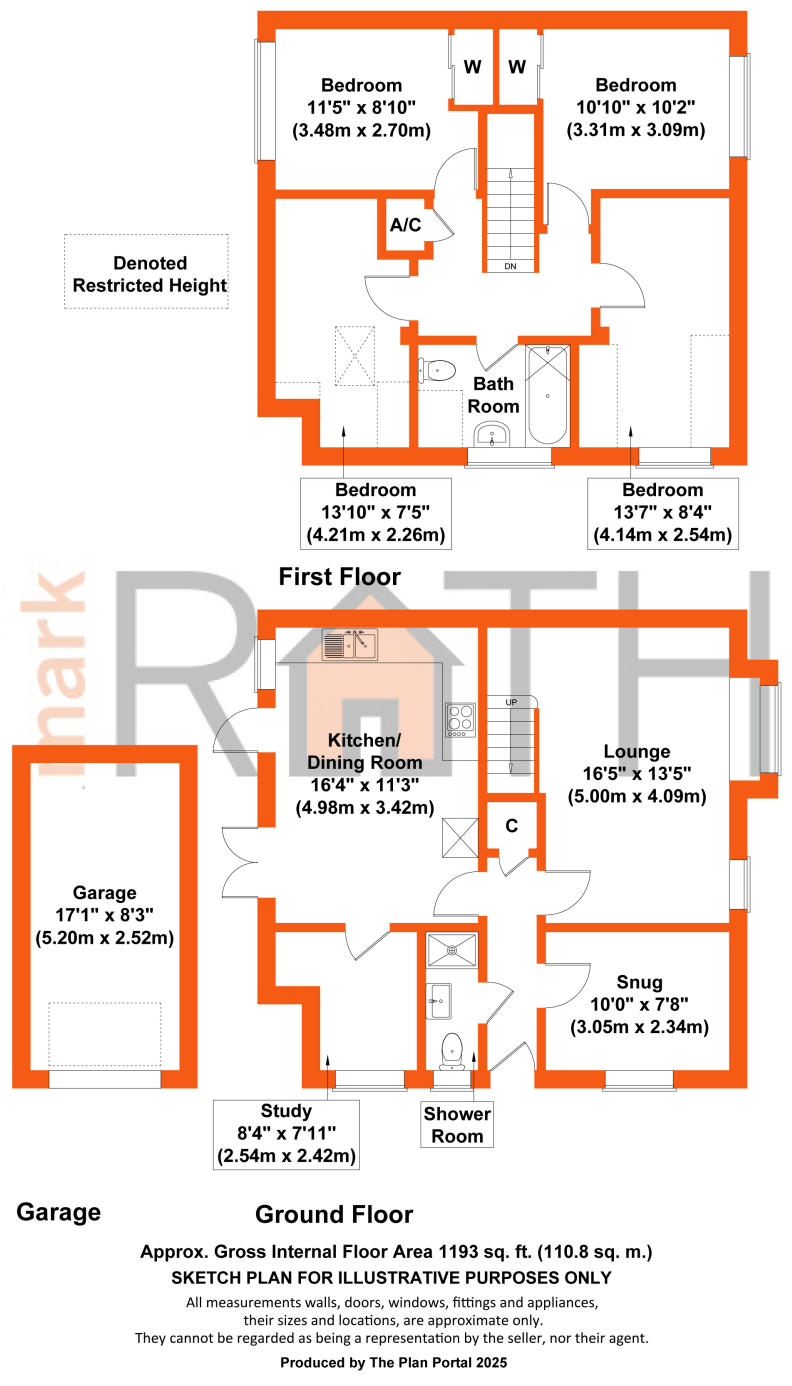
A deceptively spacious extended family home in a quiet traffic free location located on the popular Woollah Development. This well laid out home with 1193 sq ft of accommodation comprises: entrance hall, cloak/shower room, living room, snug, study and large kitchen/dining room with patio doors opening out onto the rear garden. On the first floor there are four bedrooms and a modern refitted bathroom. There is a secluded East facing garden and detached garage. For more detailed material property information please click on the various brochure links.

£525,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(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



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.