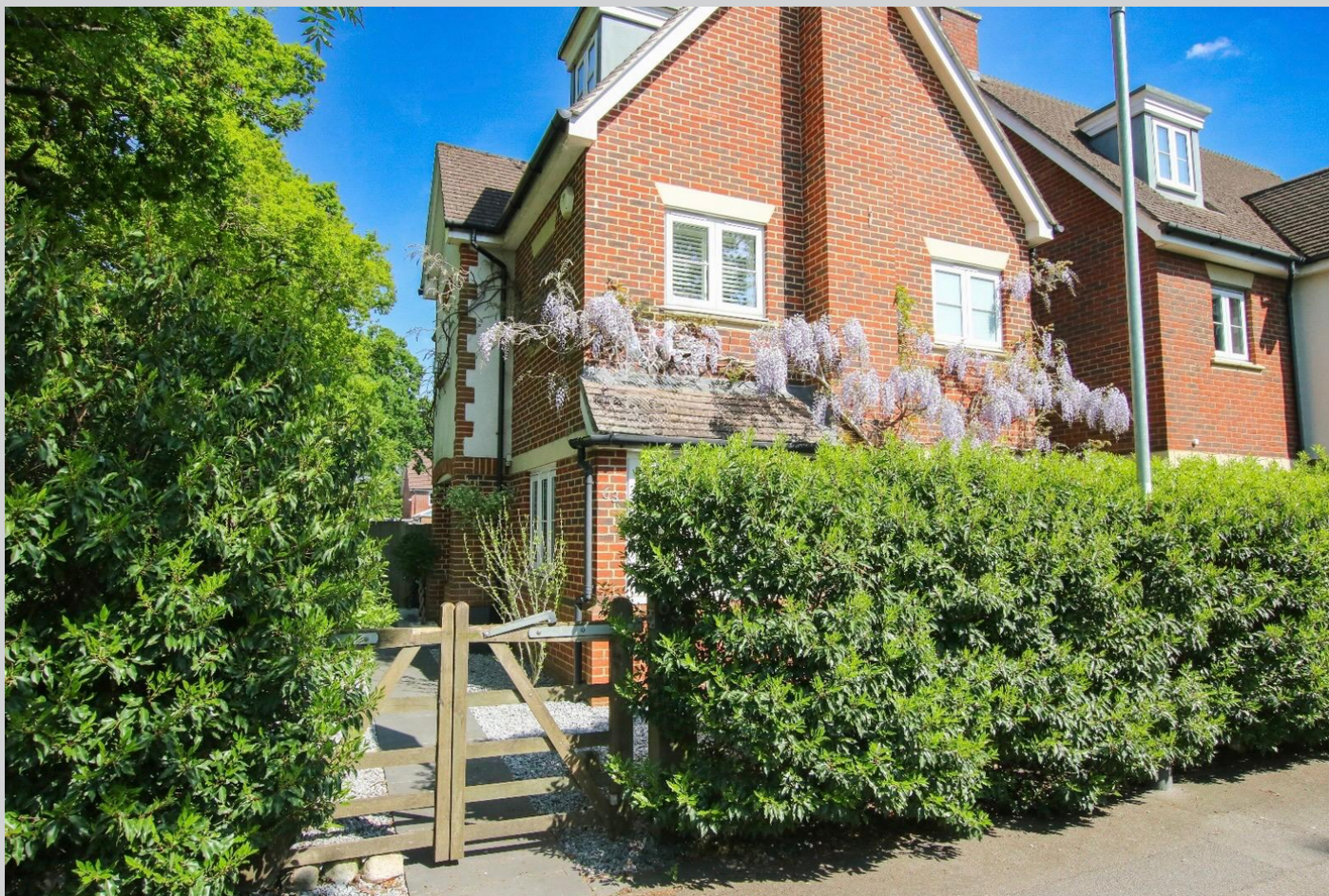


## 63, Keephatch Road Wokingham RG40 5AA



A spacious detached family home spanning three floors. The accommodation comprises reception hallway with cloakroom, lounge, refitted kitchen opening out into a conservatory. On the first floor there are three bedrooms, an en suite shower room and family bathroom. On the top floor a 26' ft bedroom/family room. Externally there is an enclosed garden a single garage with driveway parking. For more detailed material property information please click on the various brochure links.

£685,000 Freehold



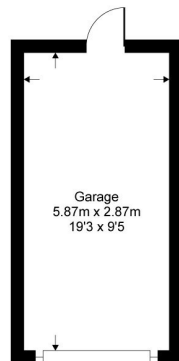




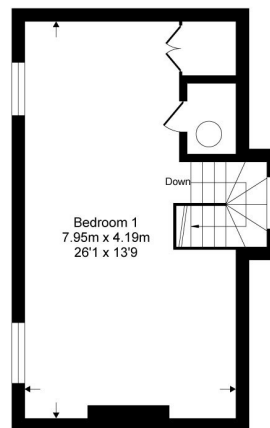


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

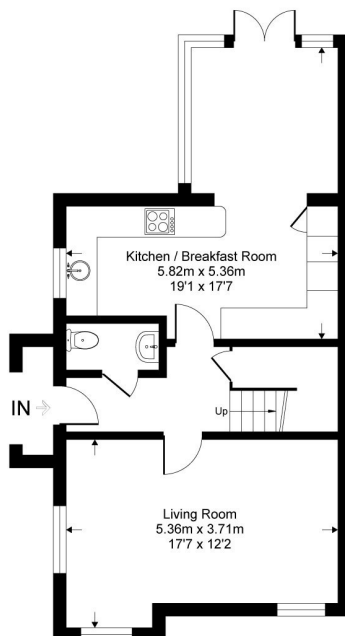
Approximate Gross Internal Area = 129.2 sq m / 1391 sq ft  
 Approximate Garage Internal Area = 16.8 sq m / 181 sq ft  
 Approximate Total Internal Area = 146 sq m / 1572 sq ft



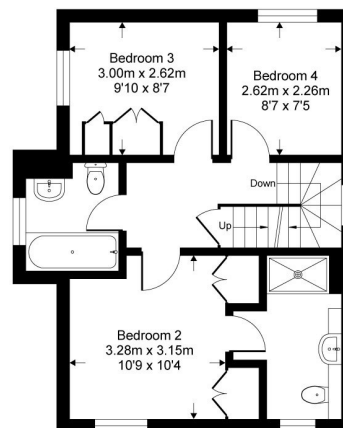
**Garage = 33.6 sqm / 362 sqft**



**Second Floor = 16.8 sqm / 181 sqft**



**Ground Floor = 51.8 sqm / 558 sqft**



**First Floor = 43.7 sqm / 471 sqft**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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.