

10, Emmbrook Gate Wokingham RG41 1JW



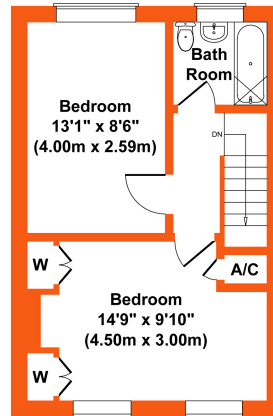
NO ONWARD CHAIN. A spacious and extended end of terrace home originally constructed as a three bedroom property now altered to offer two large double bedrooms, situated in a small close and benefiting a large unrivalled corner plot with a spectacular west facing rear garden measuring c.100 ft across the rear boundary. The property is entered via the reception hallway leading into a c.23' L shaped living room, separate dining room with double doors to the garden and a c.17' galley style kitchen. Upstairs there is a modern white bathroom suite to complement the two large bedrooms. If the outside space is your top priority then the rear garden will be difficult to match or better in this price range. There is side access with a further single garage located in a nearby block. The property has an EPC rating D and the popular Emmbrook schools are only a few minutes walk. For more detailed material property information please click on the various brochure links. NB The owner is willing to reinstate the wall in the larger bedroom to return the property to the original three bedrooms.

£415,000 Freehold

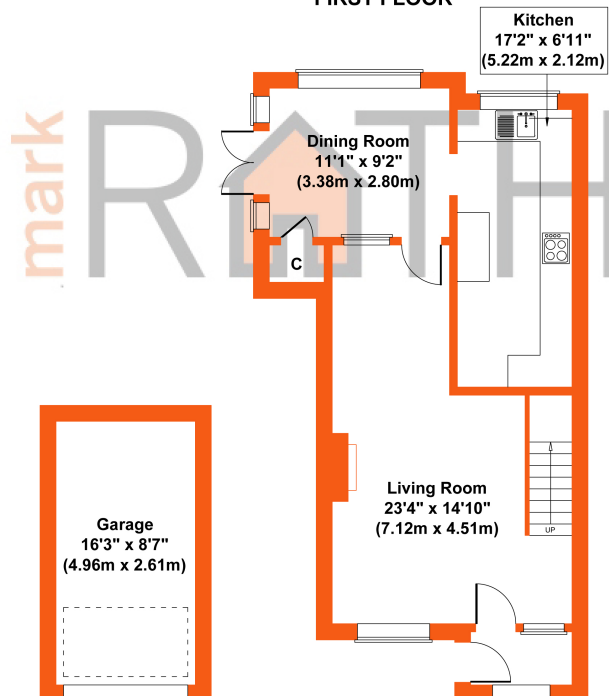




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



FIRST FLOOR



GARAGE

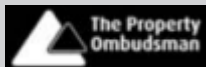
GROUND FLOOR

Approx. Gross Internal Floor Area 892 sq. ft. (82.9 sq. m.)
(Excluding Garage)

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.