

## 25, Eden Way Wokingham RG41 5PQ




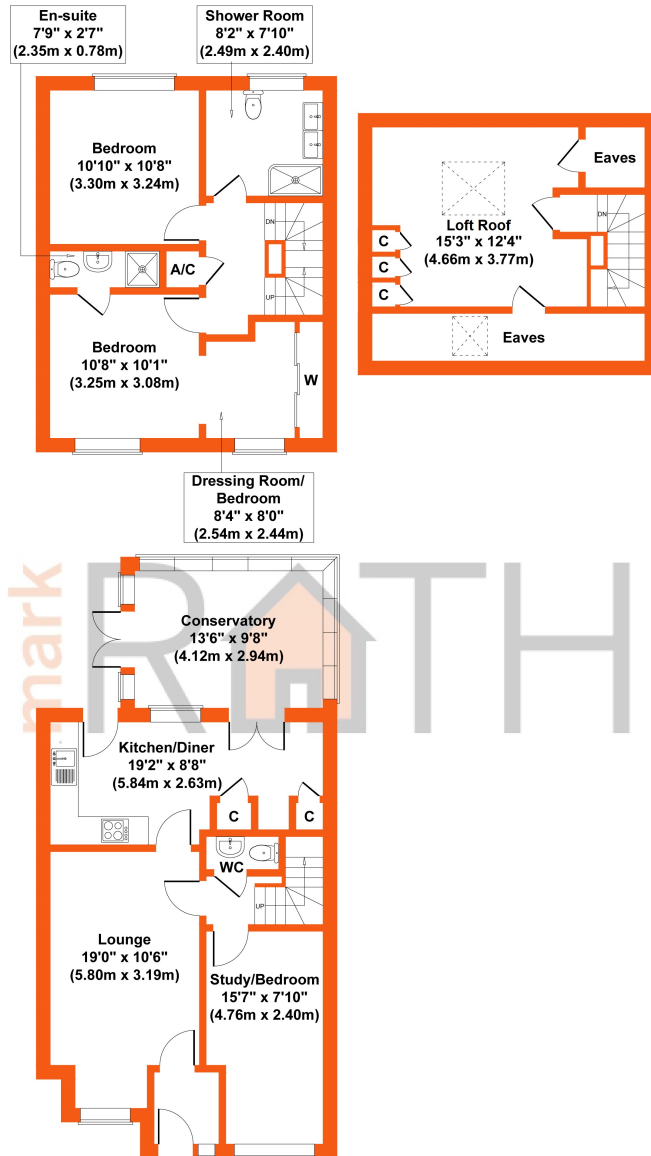
A modified and extended semi detached family in a quiet cul de sac a short walk from Winnersh train station and the Forest Boys school. This spacious home which spans three floors and amounts to 1373 sq ft comprises: Entrance hall, living room, inner hallway, cloakroom and family room. There is a fully fitted kitchen/breakfast room leading through into a 13 ft conservatory and out into a secluded west, southwest facing rear garden. On the first floor the generous sized main bedroom suite features a shower room and wide archway through to what was originally bedroom 3. There is a good sized second bedroom and a large family bathroom. Stairs rise from the landing to a very useful loft room with bright Velux style window and which for a long period of time has been used as a bedroom. At the front there is driveway parking for two cars. Wokingham Borough Council Tax Band D £2130.19 EPC Rating D.

£550,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

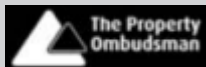


Approx. Gross Internal Floor Area 1373 sq. ft. (127.6 sq. m.)

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



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