

9, Summerfield Close Wokingham RG41 1PH




A spacious semi detached family home arranged over three floors with 1455 sq ft of accommodation located in a quiet cul sac in Emmbrook. The A329(M)/M4 can be reached either at Winnersh or the east of town at Coppid Beech. The generous sized accommodation comprises: Entrance hall, study, ground floor reception room/bedroom with en-suite shower room, light and bright 25ft x 17ft kitchen/dining/family room with patio doors opening out onto the garden. On the first floor there are three good sized bedroom along with a modern refitted bathroom. On the top floor there is a useful loft / play room. Outside, there is driveway parking at the front and a secluded south, southeast facing L-shaped rear garden. Wokingham Borough Council Tax Band E

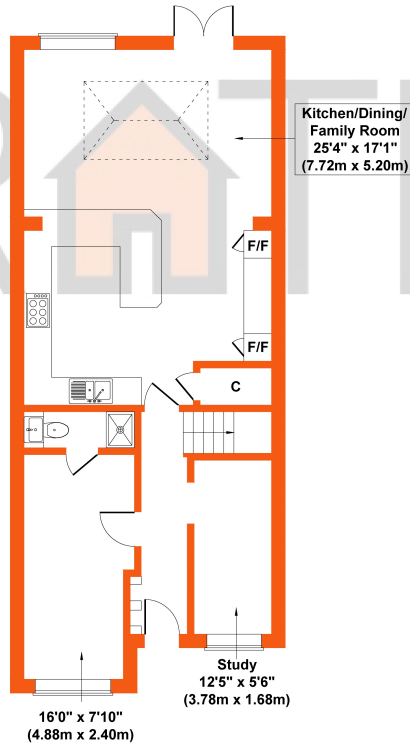
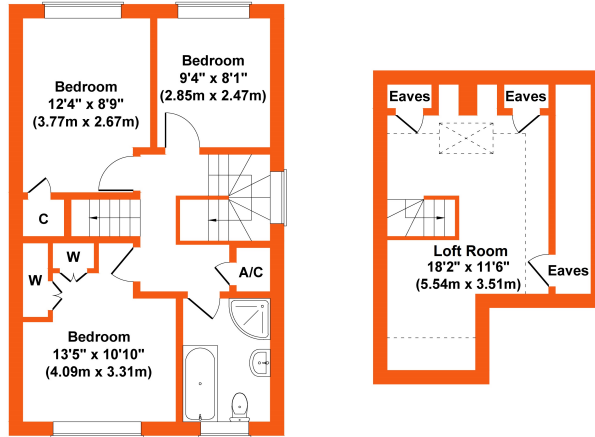
EPC Rating C

£525,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	74	
(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 



Approx. Gross Internal Floor Area 1455 sq. ft. (135.2 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.