

## 44, Clifton Road Wokingham RG41 1NB




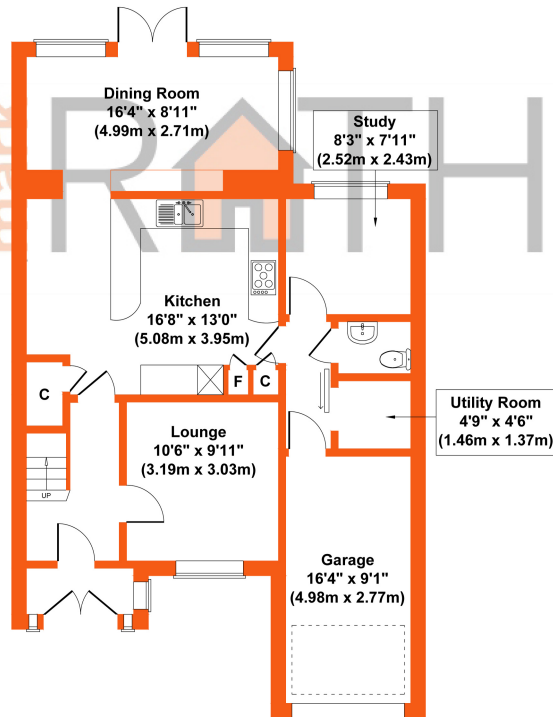
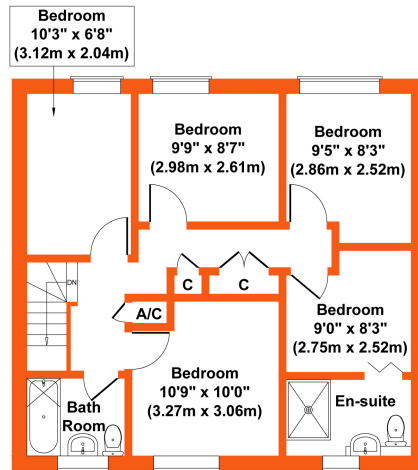
An extended semi-detached family home with 1334 sq ft of accommodation located on the popular 'Joel Park' development midway between Emmbrook and the town centre and within walking distance of top junior and secondary schools. This good sized family home comprises: entrance porch, hallway, lounge, modern fitted kitchen opening out into a southwest facing dining room and garden beyond. There is a quietly tucked away home office, useful utility room, cloakroom and internal garage access. On the first floor there are five bedrooms, an en suite and family bathroom. For more detailed material information please click on the brochure links.

£550,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>83</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>69</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 

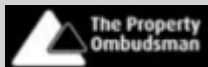


Approx. Gross Internal Floor Area 1334 sq. ft. (123.9 sq. m.)

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 2023



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