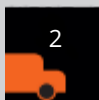
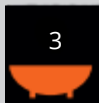


3, Milton Drive Wokingham RG40 1ER



- Wokingham Borough Council Tax Band G £3,355.22
- Detached 4 bedroom home
- Tucked away in a traffic free location
- Secluded east facing garden
- Constructed 12 year ago

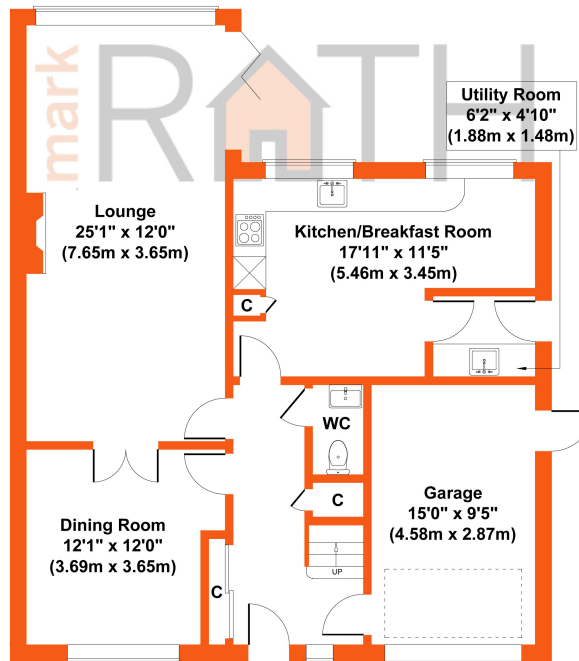
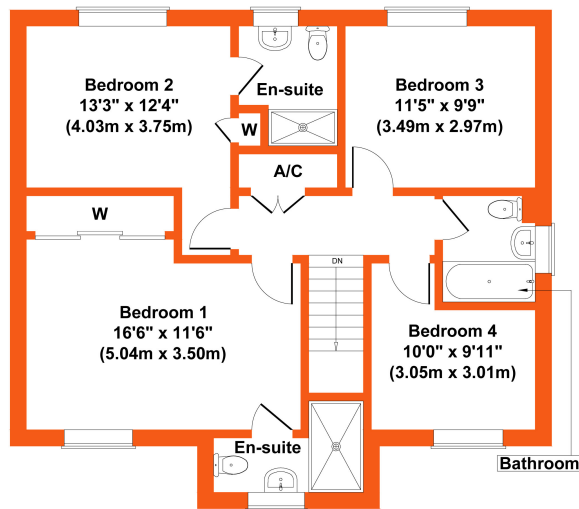
£1,000,000 Freehold



An attractive, energy efficient, family home constructed just over 12 years ago, tucked away in a traffic free location with manageable secluded east facing garden, large driveway, garage and a superb position a short walk from Waitrose and train station. The accommodation which amounts to 1586 sq ft comprises: Entrance hall with cloaks cupboard, cloakroom and internal access to the garage. There is a 25ft living room with log burner and bi-folding doors opening to the garden, separate dining room, modern fitted 17'11 ft kitchen with integrated appliances and useful utility room. On the first floor there is a generous sized main bedroom with fitted wardrobes and en suite shower room, guest room with en suite, two further bedrooms and a family bathroom.







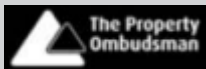
Approx. Gross Internal Floor Area 1586 sq. ft. (147.3 sq. m.)

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 2022

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	77	
(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	