

18, Kiln Ride Wokingham RG40 3PL




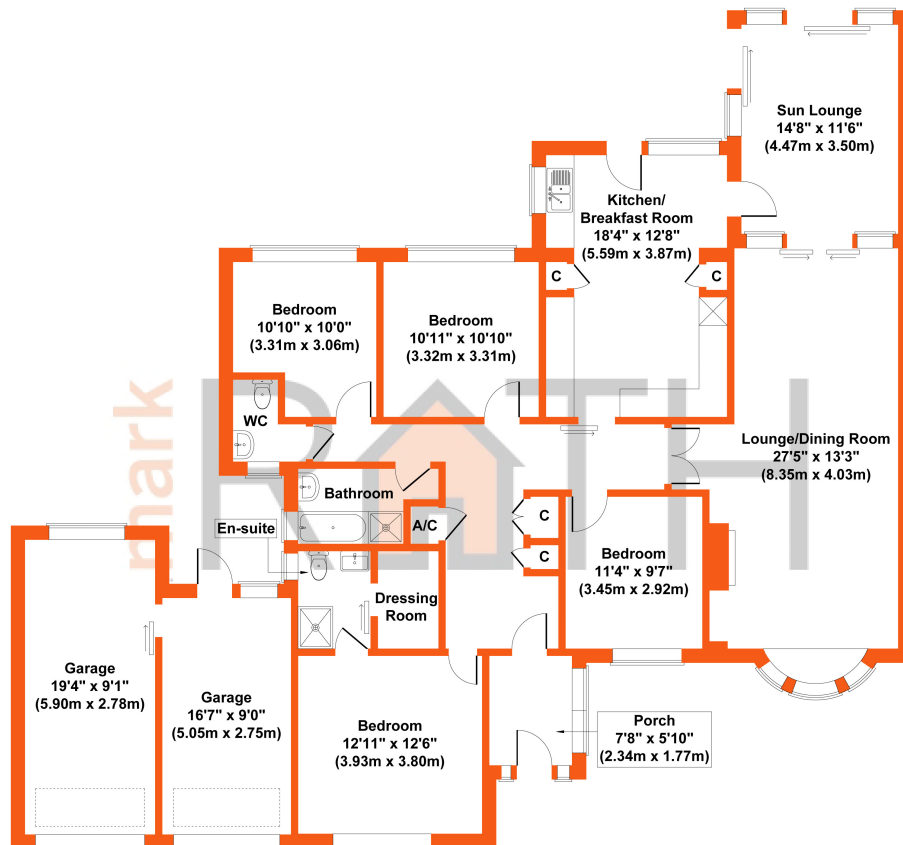
A spacious detached bungalow set in a non estate location to the south of Wokingham town in the rural area of Finchampstead. The 1,717 sq ft of accommodation comprises an entrance lobby leading to the main reception hallway, dual aspect living/dining room leads to the rear aspect family room with a lovely view over the rear garden, and a good size rear aspect kitchen/breakfast room with a door out to the garden. There is a master bedroom with ensuite shower room and dressing room, three further good size bedrooms and a family bathroom with separate w.c.. The bungalow is set on a mature plot with a c.75' x 65' private, westerly aspect rear garden. To the side is a double garage with ample driveway parking and a mature, privately screened front garden. The property is presented in a clean and tidy condition but will require some updating and has an EPC rating of D. For more detailed material property information please click on the various brochure links.

Offers in Excess of £700,000 Freehold





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

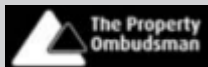


Approx. Gross Internal Floor Area 1717 sq. ft. (159.5 sq. m.) (Excluding Garages)

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.