



11 BARKHART GARDENS, WOKINGHAM, BERKSHIRE, RG40 1ET
£895,000 FREEHOLD

**LOCATED IN A HIGHLY DESIRABLE ROAD IN THE HEART OF
WOKINGHAM'S TOWN CENTRE IS THIS IMPRESSIVE FOUR BEDROOM
DETACHED FAMILY HOME.**

Winkworth

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

for every step...

winkworth.co.uk



DESCRIPTION:

Built by Renway homes in the 1970's to an exacting standard this home offer spacious, bright and airy accommodation on a generous corner plot approaching a fifth of an acre.

To the ground floor the accommodation comprises living room, dining room, study, 21ft kitchen/breakfast room and cloakroom. To the first floor there are four generously sized bedrooms with en-suite to master and a family bathroom. The property occupies a large overall plot with front and rear gardens mainly laid to lawn with established trees and shrubs, off road parking for 3 cars with a carport and single garage.

Wokingham town centre and mainline station are both within a short walk as well as having excellent access to outstanding schools. Viewings are highly recommended to avoid disappointment.

AT A GLANCE

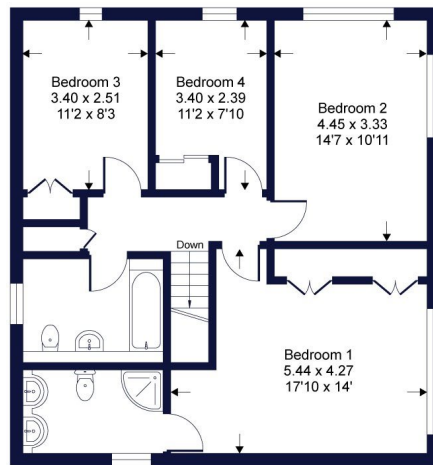
- Town centre location
- Corner plot 0.18 of an acre
- 4 bedrooms
- 3 reception rooms
- Carport and garage
- Ultrafast broadband 1800Mbps
- Satellite/Fibre TV available BT, Sky & Virgin
- Mobile coverage EE, Vodafone, Three & O2
- Council tax band F Wokingham
- Convenient for the station



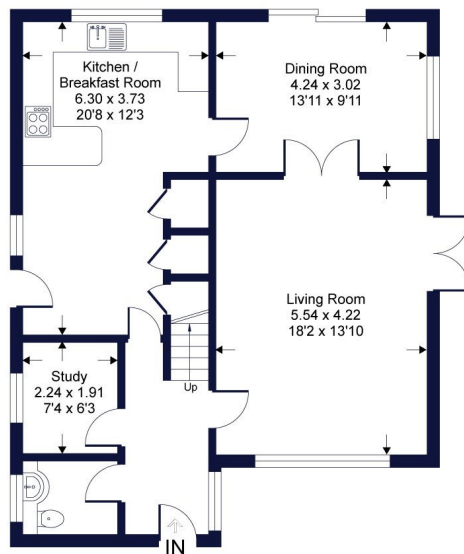
Barkhart Gardens

Winkworth

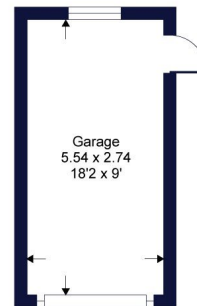
Approximate Gross Internal Area = 147.6 sq m / 1589 sq ft
Approximate Garage Internal Area = 15.2 sq m / 164 sq ft
Approximate Total Internal Area = 162.8 sq m / 1753 sq ft



First Floor = 70.7 sqm / 762 sqft



Ground Floor = 76.8 sqm / 827 sqft



Garage = 15.2 sqm / 164 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £24 per person and this will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable.

Winkworth

for every step...