



Winkworth

for every step...

Hazylwood, Berkshire, RG40 5AW

£2,250 per month *Unfurnished*

3  1  2 

KEY FEATURES

Modern three bedroom end-of-terrace house located within the popular Eldridge Park development situated approximately 1.2 miles north of Wokingham town centre and close to Cantley Park. The development offers an attractive setting with scenic walks while excellent road links via the M4 and A329(M) provide easy access to the surrounding area. Twyford railway station is also nearby, offering direct services to London Paddington in under 30 minutes via the Elizabeth Line.

Accommodation comprises living room, kitchen with integrated appliances, utility room and cloakroom on the ground floor. Three bedrooms, en suite shower room to the master bedroom and a three piece bathroom occupy the first floor. Additional benefits include south-facing garden and two off road allocated parking space. Available now. Unfurnished.

- Three bedroom house
- Excellent condition throughout
- South-facing garden
- Two allocated parking spaces
- Available now
- Unfurnished

Reading

0118 4022 300 | reading@winkworth.co.uk

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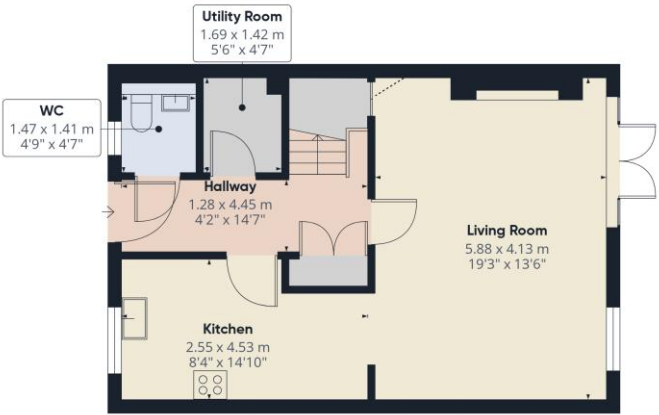


MATERIAL INFO

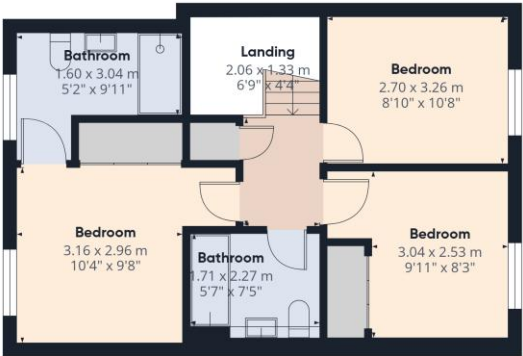
Deposit: £2,596.15

Holding Deposit: £519.23

Council Tax Band: E



Ground Floor



Floor 1

GLA[®]

108.75 m²
1170.52 ft²

Total

108.75 m²
1170.52 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/rent/property/REA260820>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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