



9 REEVES WAY, WOKINGHAM, BERKSHIRE, RG41 2PS
£465,000 FREEHOLD

**OFFERED TO THE MARKET FOR THE FIRST TIME
SINCE IT WAS BUILT IN 1963.**

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DESCRIPTION:

An attractive one owner three bedroom semi detached home located within a cul de sac position and situated just over a mile away from Wokingham town centre. Accommodation comprises a living room with an attractive bay window, kitchen, utility room, separate dining room, ground floor cloakroom, three bedrooms and a family bathroom. The property benefits from driveway parking, well tended private gardens and the property offers scope to extend (STPP).

Situation

Reeves Way is a small development mostly dating from the 1960's. Set off Eastheath Avenue, it is a no through road within walking distance of both the town and train station. There is access to amenity parkland at the other end of the road. The A329(M)/M4 and Bracknell can be reached from the east of town.

Outside

The property is nicely set back from the road with driveway parking for two vehicles and leads to the garage. The remainder is mainly laid to lawn. A private and enclosed rear garden with a patio, the majority being lawn and mature shrub borders with potting shed and beautiful mature apple tree.

AT A GLANCE

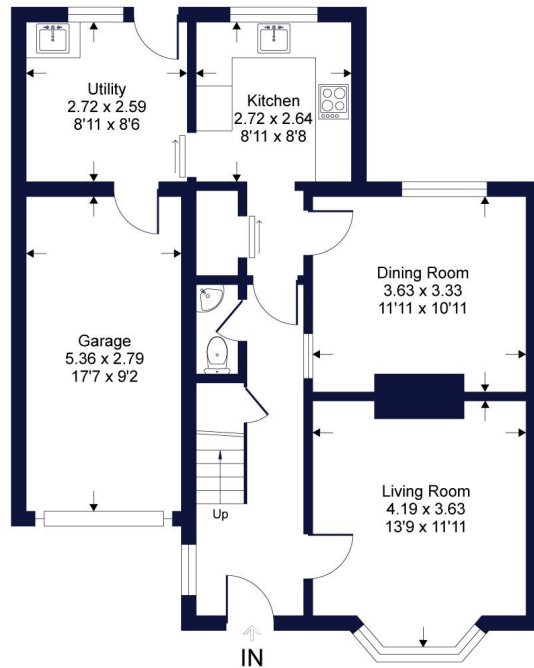
- Close to town and Station
- 3 Bedroom bay fronted semi
- 2 reception rooms
- Kitchen and cloakroom
- Lovely garden
- Council tax band E Wokingham
- Superfast broad band 80Mbps
- Satellite / fibre TV available Sky & BT
- Mobile coverage Vodafone , Three & O2
- No Chain



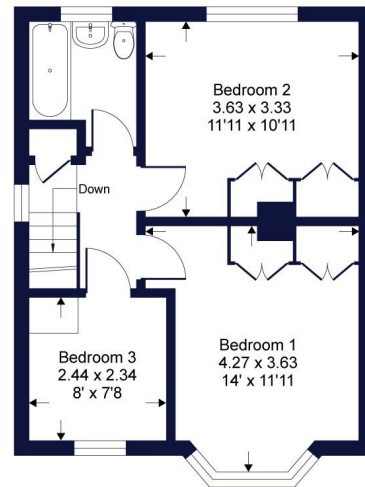
Reeves Way

Approximate Gross Internal Area = 97.6 sq m / 1051 sq ft
 Approximate Garage Internal Area = 14.1 sq m / 152 sq ft
 Approximate Total Internal Area = 111.7 sq m / 1203 sq ft

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Ground Floor = 56.6 sqm / 610 sqft



First Floor = 40.9 sqm / 441 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	82 B
39-54	E		
21-38	F		
1-20	G		

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