



12 SILVER BIRCHES, WOKINGHAM, BERKSHIRE, RG41 4YZ
£550,000 FREEHOLD

**A THREE BEDROOM DETACHED FAMILY HOME IN
A SOUGHT AFTER LOCATION WITH NO ONWARD
CHAIN.**

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DESCRIPTION:

Situated on a sought-after and peaceful cul-de-sac within the popular Elizabeth Park development, this superbly presented three-bedroom detached family home is offered to the market in excellent decorative order throughout and no onward chain.

The ground floor accommodation is well proportioned and begins with a welcoming entrance hall providing access to a downstairs cloakroom and stairs to the first floor. From here, the layout flows into a spacious dual-aspect living and dining room which in turn leads through to a conservatory, creating a bright and versatile living space ideal for both family life and entertaining. The modern kitchen is positioned to the rear of the property overlooking the garden and is complemented by a separate utility room which offers additional storage and a rear door for additional access.

To the first floor, the landing leads to three good-sized bedrooms, two of which are doubles. The principal bedroom benefits from its own en suite shower room, while a contemporary family bathroom serves the remaining bedrooms.

Externally, the property offers off-street parking for multiple vehicles and a detached single garage. The rear garden is private and fully enclosed, featuring a patio area ideal for outdoor dining and the remainder laid mainly to lawn.

The property is conveniently located approximately one and a half miles from Wokingham town centre, which offers a wide array of shops, bars and restaurants, along with the mainline train station providing direct links to London Waterloo and Reading. Excellent schooling, leisure facilities and easy access to both the M3 and M4 motorways further enhance the appeal of this fantastic family home.

AT A GLANCE

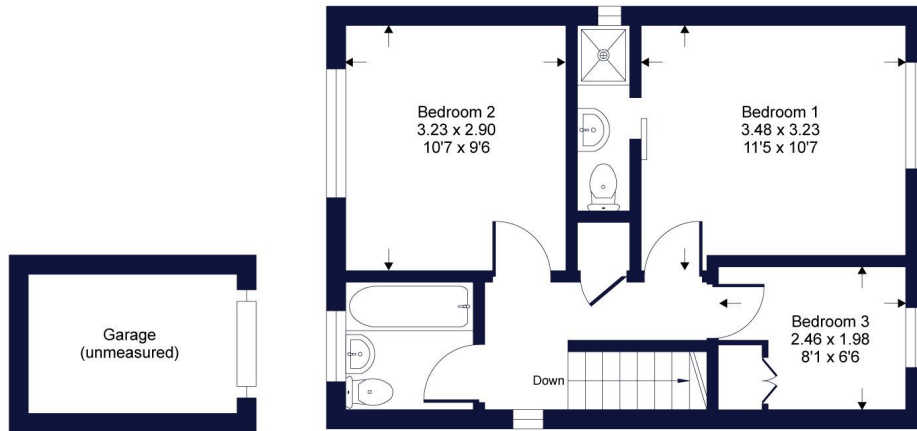
- No Chain
- 3 bedroom detached
- Modern kitchen & utility room
- Refitted en suite and family bathroom
- Garage and driveway parking
- Excellent condition throughout
- Council tax band E Wokingham
- Ultrafast broadband available 1000Mbps
- Mobile coverage EE, Vodafone, & O2
- Satellite/Fibre TV available BT & Sky



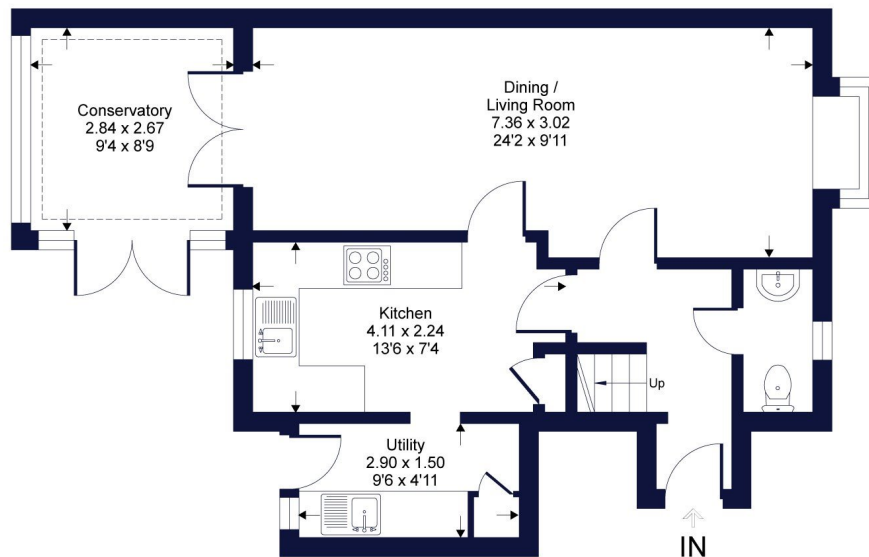
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Approximate Gross Internal Area = 88.8 sq m / 956 sq ft (excludes garage)



First Floor = 37.2 sqm / 401 sqft



Ground Floor = 51.5 sqm / 555 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.

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