



**16 HEATHLANDS COURT, WOKINGHAM, WOKINGHAM, BERKSHIRE, RG40 3AY**  
**£550,000 FREEHOLD**

**SITUATED ON THE BORDERS OF WOKINGHAM AND CROWTHORNE IN THIS SEMI RURAL LOCATION IS THIS SOUGHT AFTER TOWN HOUSE SAT IN 6 ACRES OF COMMUNAL PARK LIKE GROUNDS WITH STUNNING VIEWS.**

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## DESCRIPTION:

Situated on the borders of Wokingham and Crowthorne in this semi rural location is this sought after town house sat in 6 acres of communal park like grounds with stunning views.

The accommodation is over 3 floors and comprises, to the ground floor living room, dining room, modern fitted kitchen with integrated appliances, and a cloakroom. To the first floor there are three bedrooms with re fitted en-suite to master, plus modern family bathroom. To the second floor is a further bedroom/office.

The estate is well hidden from view and offers a quiet residential haven. There is a generous amount of private residents' parking and a visitor parking area. All maintained by communal estate.

To the rear is a private garden enclosed by hedges and shrubbery with a patio area and the remainder mainly laid to lawn with an array of mature bush and tree borders. The private gardens are maintained by the estate gardeners.

To the front is a private terrace area partially laid to lawn with mature bush borders and covered entrance to front door with light, with a view across the formal lawns and gardens to the paddock and woods beyond.

Garage is in a block of four. High pitched roof offering generous sized rafter storage. Power sockets and lighting.

## AT A GLANCE

- Park Like Setting with 6 Acres of Grounds
- Modern Kitchen with appliances
- Two Reception Rooms
- Four Good Sized Bedrooms
- No Onward Chain
- Garage & Further (Allocated) Parking
- Service charge £210 pm
- Council tax band F Wokingham
- Ultra fast broadband 1000 Mbps
- Mobile Coverage Vodafone, O2









# Heathlands Court

Approximate Gross Internal Area = 123.6 sq m / 1330 sq ft

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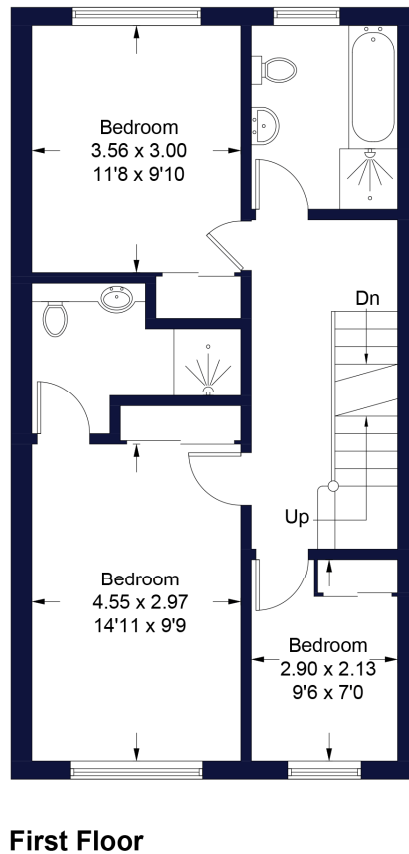
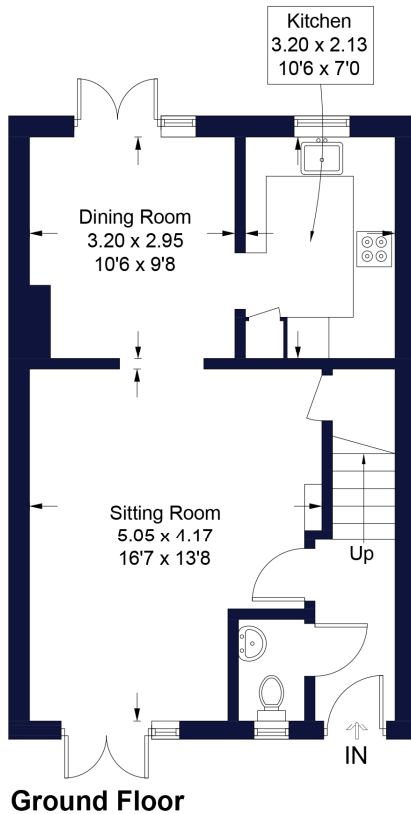
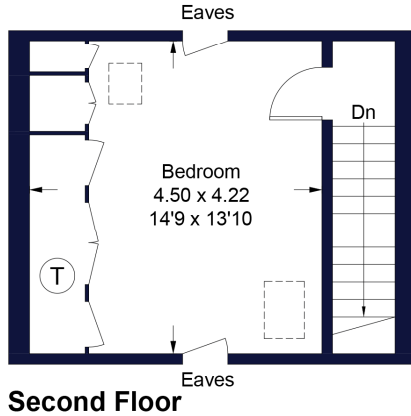
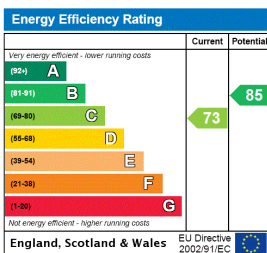


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1126195)

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.



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