



11 CAMELLIA WAY, WOKINGHAM, BERKSHIRE, RG41 3NB
£725,000 FREEHOLD

**A MUCH SOUGHT AFTER FOUR BEDROOM DETACHED FAMILY HOME
WITH TWO LARGE RECEPTION ROOMS, REFITTED KITCHEN/BREAKFAST
ROOM AND DOUBLE GARAGE ON THE SIMONS PARK DEVELOPMENT.**

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DESCRIPTION:

Situated on the sought desirable Simons Park development, this excellent sized four bedroom detached home has accommodation comprising four double bedrooms to the first floor with en suite to the master and a further family bathroom. To the ground floor you will find a large living room and separate dining room, refitted kitchen/breakfast room and utility room as well as a ground floor cloakroom. Completing the ground floor accommodation is the attached double garage which could quite easily be converted if the new owner wished (subject to planning and building control consents). The property further benefits from UPVC double glazed windows and doors and gas radiator central heating

LOCATION

Simons Park is approximately 1.2 miles from Wokingham's main line railway station and just one mile from Winnersh station. There are many excellent local schools nearby and for the commuter the A329M and M4 motorways are close at hand.

OUTSIDE

To the front of the property an area of lawn with flower and shrub borders and a driveway providing off road parking for two vehicles. To the rear is a private garden with patio and the remainder being predominantly laid to lawn, all enclosed by close board panelled fencing with flower and shrub borders. To one side is side access to the garage and to the other there is space for a timber storage shed.

AT A GLANCE

- Sought after location
- 4 bedrooms and 2 reception rooms
- Ensuite and family bathroom
- Refitted kitchen and utility room
- Private garden
- Double garage and parking
- Council tax band F Wokingham
- Ultra fast broadband 1800Mbps
- Mobile coverage EE, Vodafone & O2
- Satellite / Fibre TV available with BT, Sky & Virgin





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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