



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. Wired Ethernet to 2 Bedrooms. 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

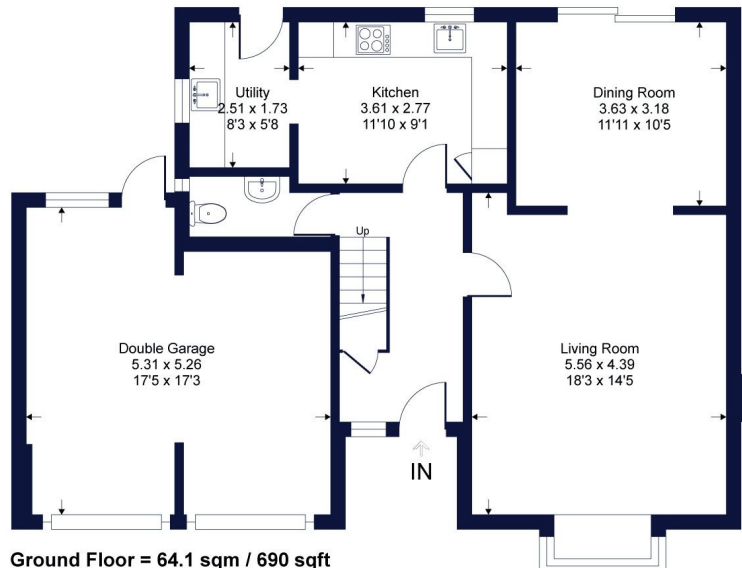
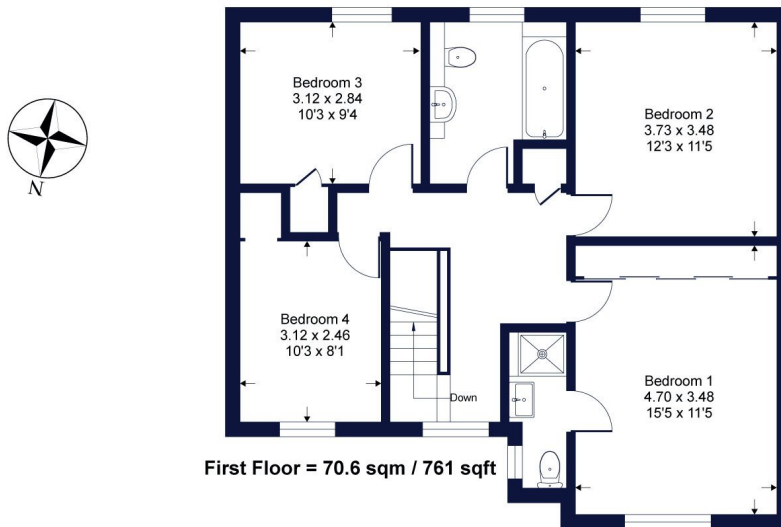
- Sought after location
- 4 bedrooms and 2 reception rooms
- Ensuite and family bathroom
- Refitted kitchen and utility room
- Private garden
- Double garage and parking
- Council tax band F Wokingham
- Ultra fast broadband 1800Mbps
- Mobile coverage EE, Vodafone & O2
- Satellite / Fibre TV available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



Camellia Way

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Approximate Gross Internal Area = 134.8 sq m / 1451 sq ft
Approximate Garage Internal Area = 25.8 sq m / 278 sq ft
Approximate Total Internal Area = 160.6 sq m / 1729 sq ft



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.

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