



1 HAZYLWOOD, WOKINGHAM, BERKSHIRE, RG40 5AW
OIE £625,000 FREEHOLD

**THIS STUNNING THREE BEDROOM END OF
TERRACE HOUSE BUILT BY BERKELEY HOMES.**

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DESCRIPTION:

This stunning three bedroom end of terrace house built by Berkeley Homes is set on the desirable Eldridge Park development which is to the north of Wokingham town centre and close to Cantley Park. The smartly presented accommodation comprises impressive living/dining room with French doors leading onto the garden and feature fireplace, open plan fitted kitchen, utility room and cloakroom. There are three first floor bedrooms including a master bedroom with an ensuite shower room and family bathroom. Outside there is a generous rear garden and two allocated parking spaces.

Situation - Eldridge Park is an exclusive development of thoughtfully designed homes built with luxury specifications by Berkeley Homes in 2018. The location is set 1.2 miles to the north of Wokingham town centre overlooking Cantley Park with walks and trails along Ashridge stream and good road links via M4 and A329(M) motorways. London Paddington is less than 30 minutes away by train on the Elizabeth Line via Twyford train station.

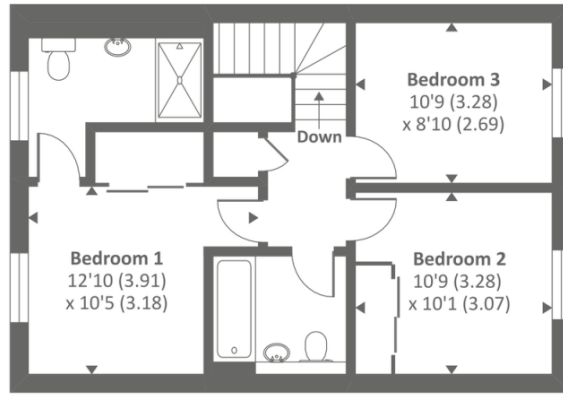
There is a management charge of c.£426pa for the upkeep of communal spaces. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

AT A GLANCE

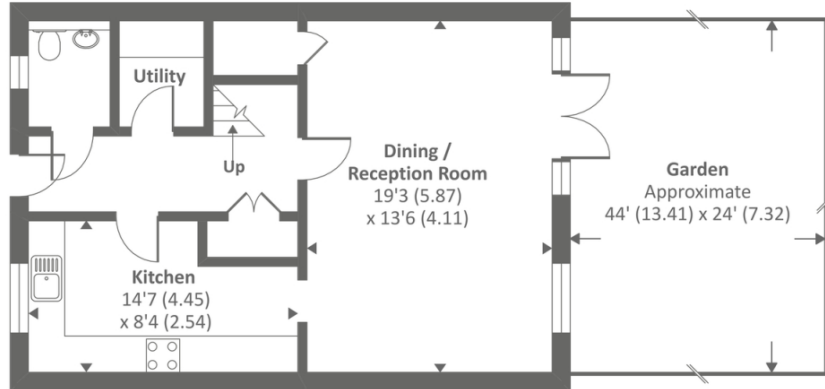
- Three bedroom Berkeley home
- Sought after development
- Fitted kitchen & laundry cupboard
- Open plan main reception
- Master Suite With Luxury en-suite shower room
- Enclosed Rear Garden & parking for two cars
- Council tax band E Wokingham
- Ultrafast broadband available 1800 Mbps
- Mobile coverage Vodafone EE & O2
- Satellite/Fibre TV available with BT & Sky



Approximate Area = 1114 sq ft / 103.4 sq m
For identification only - Not to scale



First floor



Ground floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).

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 | | 94 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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