



1 HAZYLWOOD, WOKINGHAM, BERKSHIRE, RG40 5AW
£585,000 FREEHOLD

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

Winkworth

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DESCRIPTION:

Built to a high specification in 2018, this stunning three-bedroom end-of-terrace home has been completely redecorated throughout and benefits from brand-new carpets. Immaculately presented and ready to move straight into, the property is offered to the market with the added benefit of NO ONWARD CHAIN!

From the moment you step inside, the exceptional quality of this home is immediately apparent. The welcoming entrance hall provides useful storage for coats and shoes and leads through to the modern fitted kitchen, complete with integrated appliances, elegant units and worktops. A separate utility room and a downstairs WC, finished with Villeroy & Boch sanitaryware, add further practicality. The ground floor is completed by the impressive living/dining room, featuring a stylish media unit and French doors opening onto the south-facing rear garden. Flooded with natural light throughout the day, this is a wonderful space for both relaxing and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, including an impressive master bedroom complete with its own en-suite shower room and built-in wardrobes. The accommodation is further complemented by a beautifully appointed family bathroom, with both bathrooms featuring quality Villeroy & Boch sanitaryware.

Outside, the property enjoys a generous south-facing rear garden, thoughtfully designed for low-maintenance living with a combination of patio and quality artificial lawn. A useful shed provides additional storage. There are two allocated parking spaces, offering convenient off-road parking.

Built by Berkeley Homes in 2018, this stylish home forms part of the highly desirable Eldridge Park development, situated approximately 1.2 miles north of Wokingham town centre and close to Cantley Park. The development offers an attractive setting with scenic walks while excellent road links via the M4 and A329(M) provide easy access to the surrounding area. Twyford railway station is also nearby, offering direct services to London Paddington in under 30 minutes via the Elizabeth Line.

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

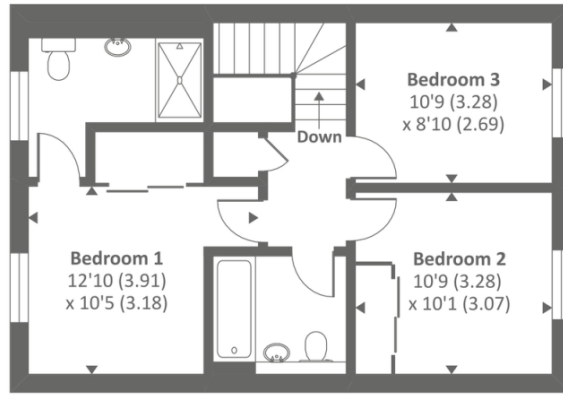
Tenure: Freehold

Council Tax Band: E

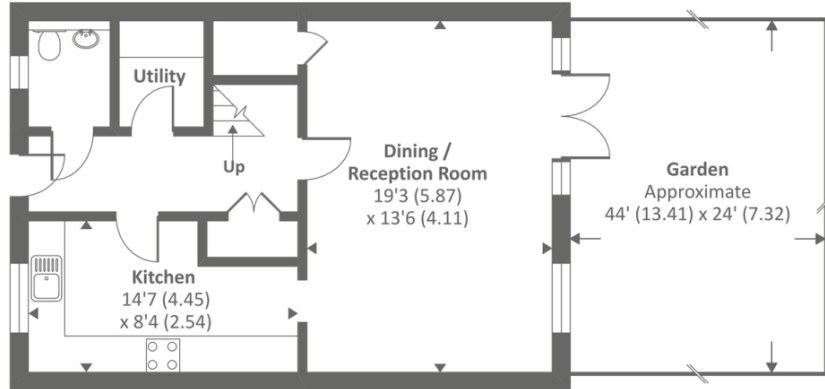
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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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