



**5 WREN CLOSE, WOKINGHAM, BERKSHIRE, RG41 3YT**  
**£415,000 FREEHOLD**

**A THREE BEDROOM TERRACED HOME LOCATED ON THE POPULAR  
WOSEHILL DEVELOPMENT IN A QUIET CUL DE SAC WITH GARAGE AND  
PARKING.**

**Winkworth**

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### DESCRIPTION:

Located on the popular Woosehill development this three bedroom terraced home is in need of updating an TLC but is ideally located for access to local amenities, including primary/junior schools, supermarket, doctors surgery and a good amount of open space with children's play areas and sports fields.

The property benefits from three bedrooms, living room, dining room, kitchen and family bathroom, cloakroom. Outside are private rear gardens and garage and driveway parking. Wokingham offers a range of shops, restaurants and also a main line railway station for regular services to London Waterloo

Reading and Gatwick Airport. The area also offers a range of excellent schools for all ages both state and private.

### AT A GLANCE

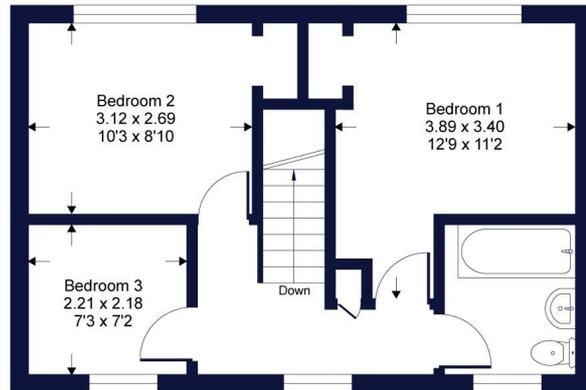
- In need of updating
- Three Bedrooms
- Living Room & Dining Room
- Kitchen
- Cloakroom
- Family Bathroom
- Garage And Parking
- Enclosed Rear Garden
- Council tax band D Wokingham
- Ultrafast broadband available with BT, Sky & Virgin



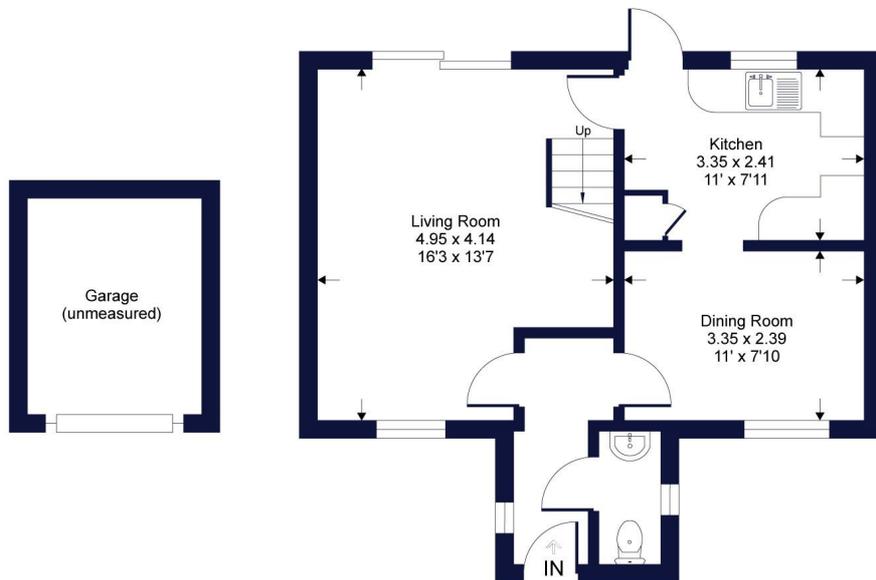
## Wren Close

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Approximate Gross Internal Area = 80.2 sq m / 864 sq ft  
(excludes garage)



**First Floor = 37.9 sqm / 408 sqft**



**Ground Floor = 42 sqm / 453 sqft**

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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