



YALDEN CLOSE, BERKSHIRE, RG41
£600,000 FREEHOLD

Winkworth



YALDEN CLOSE, BERKSHIRE, RG41

Offered to the market with no onward chain is this beautifully presented three bedroom semi-detached family home.

The property has been well maintained by the current owners and comprises entrance hall, cloakroom and open plan kitchen/dining room with French doors out to the south west facing garden. On the first floor you have the main living room with a Juliet balcony (which could become a fourth bedroom if required), bedroom three, and a family bathroom. On the second floor there are two further double bedrooms with built-in wardrobes and an ensuite to the master bedroom.

The south west facing corner plot garden is enclosed by wooden fencing and brick retaining wall with patio across the rear and lawn beyond.

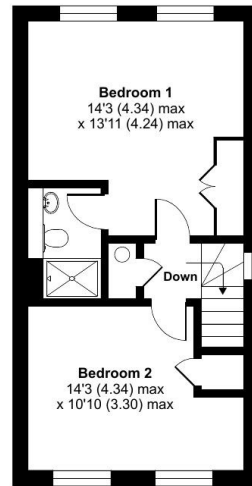
Attached single garage with driveway parking and further visitor space to the side.

Yalden Close is on a popular modern development of stylish houses recently built by Bovis Homes set less than two miles from Wokingham town centre with its variety of local and national shops and train station. The location boasts close proximity to open parkland, Emmbrook Junior and Senior Schools, local shops and public houses in Emmbrook.

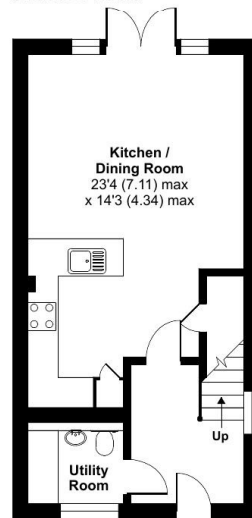
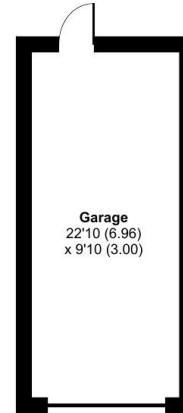




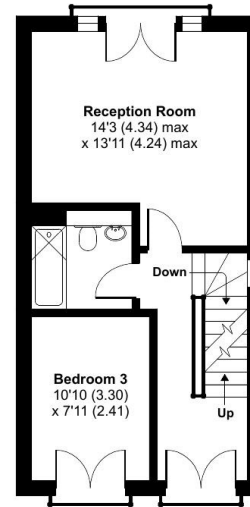
Approximate Area = 1269 sq ft / 117.8 sq m
 Garage = 224 sq ft / 20.8 sq m
 Total = 1493 sq ft / 138.6 sq m
 For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C	85	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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