



YALDEN CLOSE, BERKSHIRE, RG41  
**OFFERS IN EXCESS OF £615,000 FREEHOLD**





YALDEN CLOSE, BERKSHIRE, RG41

Situated less than two miles from Wokingham town centre, this beautifully upgraded and improved town house is set on a popular modern development of stylish houses recently built by Bovis Homes.

The ground floor accommodation comprises entrance hall, cloakroom/utility room and an open plan kitchen/dining room with French doors leading out to the south west facing garden. The ground floor benefits from a beautiful uplift with new flooring, lighting and improvements to the utility space.

On the first floor you have what was once the main living room, which has been tastefully converted into a large double bedroom with fully fitted wardrobes and a Juliet balcony, bedroom four and a family bathroom. Again, all these rooms have been upgraded with the consistent fine detail of the current owner with the main bathroom being fully tiled and providing a lovely walk-in shower.



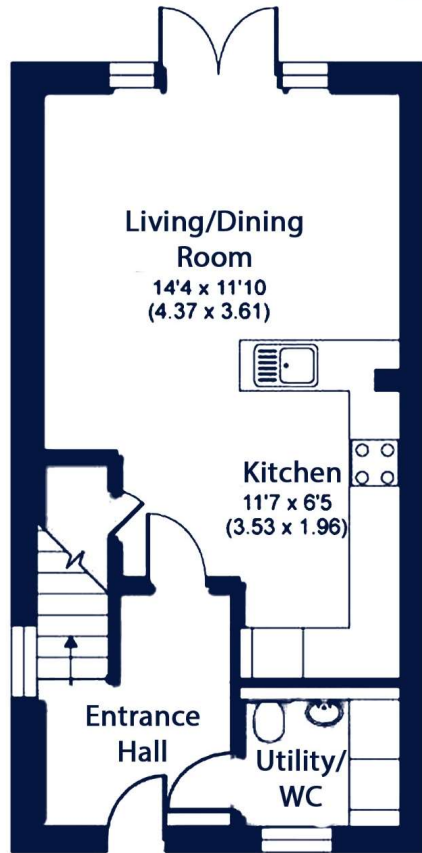
On the second floor there are two further double bedrooms with built-in wardrobes and an en suite to the master bedroom.

The south west facing garden offers a decent level of privacy and is enclosed by wooden fencing and brick retaining wall with patio across the rear and lawn beyond. To the front is driveway parking for 2 cars leading to the attached single garage which has been carpeted and converted into a gym area by the current owner.

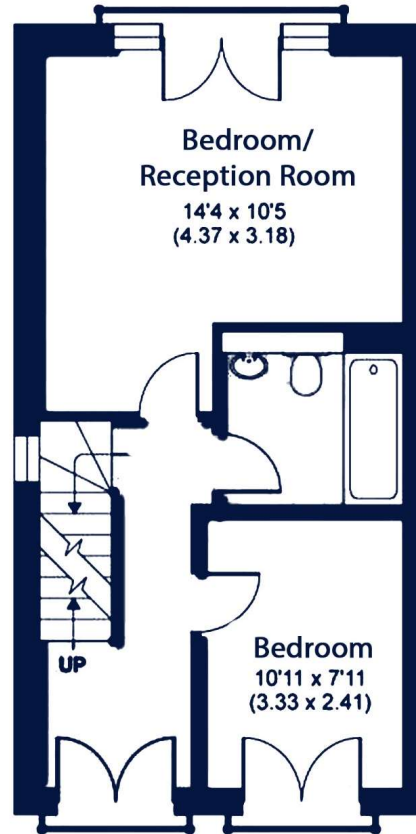


# Yalden Close, Wokingham

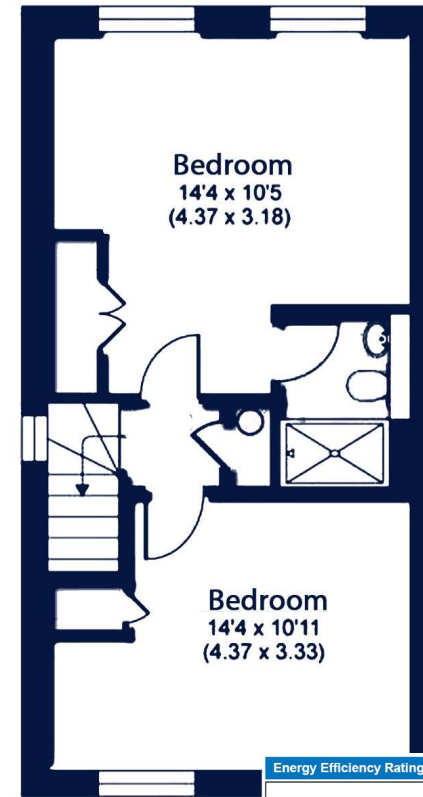
APPROX. GROSS INTERNAL FLOOR AREA 1254 SQ FT 116.4 SQ METRES



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		95
(81-91)	B	85	
(69-80)	C		
(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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