



**33 WINDMILL AVENUE, WOKINGHAM, BERKSHIRE, RG41 3XA**  
**£715,000 FREEHOLD**

**A WELL PRESENTED AND EXTENDED FIVE BEDROOM SEMI DETACHED FAMILY HOME SET IN A QUIET CUL DE SAC ON THE SOUGHT AFTER SCOTS FARM DEVELOPMENT APPROXIMATELY 1 MILE FROM WOKINGHAM TOWN CENTRE AND STATION.**

**Winkworth**

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## DESCRIPTION:

The well planned accommodation comprises entrance hall, spacious living room leading into the dining room, fitted kitchen and family room overlooking the rear garden. On the first floor there are five generous sized bedrooms a shower room and family bathroom. Outside there is block paved driveway parking for up to four cars and an integral garage with internal access.

The rear garden is laid mainly to lawn with well stocked shrub borders with a block paved patio and an area of raised timber decking at the rear with space for a shed all enclosed by wooden panel fencing and gated side access leads to the front.

Scots Farm is arguably one of Wokingham's most popular areas and close to Fox Hill Woodland along with sought after schools including The Holt, Emmbrook and Hawthorns Primary.

Public transport is also readily accessible, with bus stops just a short walk away that can take you to Reading, Wokingham town and Bracknell. The train station in Wokingham town centre provides links to London, Guildford and The Elizabeth Line via Reading. For those who commute by car, the A329, M3 and M4 motorways are conveniently close.

## AT A GLANCE

- 5 bedroom & 2 bathrooms
- 3 reception rooms
- Parking for 4 cars plus garage
- Good school catchments
- Cul de sac location
- Council tax band D Wokingham
- Ultrafast broad band available 1000 Mbps
- Satellite / Fibre TV available with BT, Sky & Virgin
- Mobile Coverage EE, Vodafone , Three & O2
- All mains services





**Windmill Avenue, Wokingham**  
 Approximate Area = 1716 sq ft / 159.4 sq m (includes attached garage)

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		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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