



63 KEEPHATCH ROAD, WOKINGHAM, BERKSHIRE, RG40 5AA  
**£685,000 FREEHOLD**

**A STUNNING 4 BEDROOM DETACHED FAMILY RESIDENCE  
BUILT BY LINDEN HOMES WITH SUMPTUOUS  
ACCOMMODATION SPREAD OVER 3 FLOORS.**

**Winkworth**

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## DESCRIPTION:

The accommodation comprises reception hallway with cloakroom, lounge, refitted kitchen opening into the conservatory, 3 first floor bedrooms, en suite and a family bathroom. There is a 26' second floor bedroom/family room which could be split to create 2 bedrooms or a fabulous master suite with dressing room and en suite. Externally there is an enclosed garden and a single garage with driveway to the rear.

Further benefits include an integrated home entertainment system with speakers in the ceilings to several rooms, gas radiator central heating, double glazed windows, all presented in excellent order.

The location provides convenient access into the market town of Wokingham together with the A329 which in turn leads to Reading and Bracknell, the M3 and M4.

## AT A GLANCE

- Sought after location
- Overlooking green space
- 3 storey accommodation
- Refitted kitchen
- 3-4 bedrooms
- Scope to adapt to 5 bedrooms
- Council tax band G Wokingham
- Ultrafast Broadband 1000Mbps
- Mobile coverage Vodafone and O2
- Satellite/Fibre TV available BT, Sky and Virgin.

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

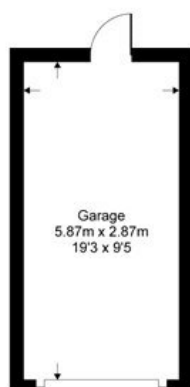
**Council Tax Band:**

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.

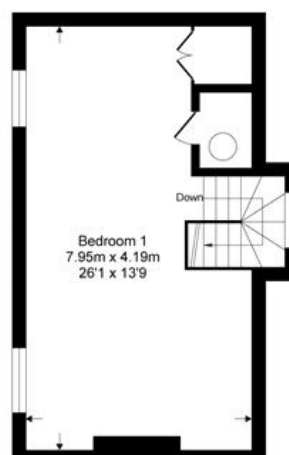




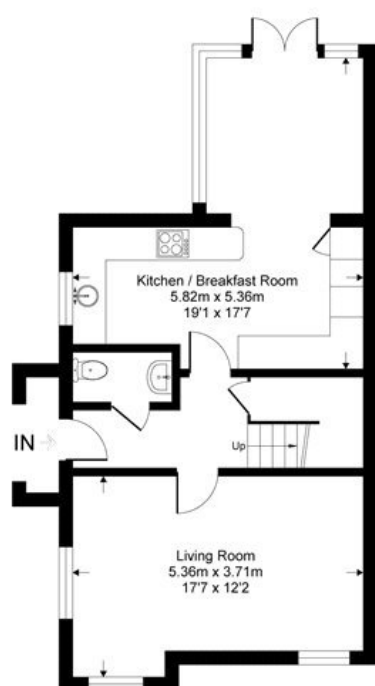
Approximate Gross Internal Area = 129.2 sq m / 1391 sq ft  
 Approximate Garage Internal Area = 16.8 sq m / 181 sq ft  
 Approximate Total Internal Area = 146 sq m / 1572 sq ft



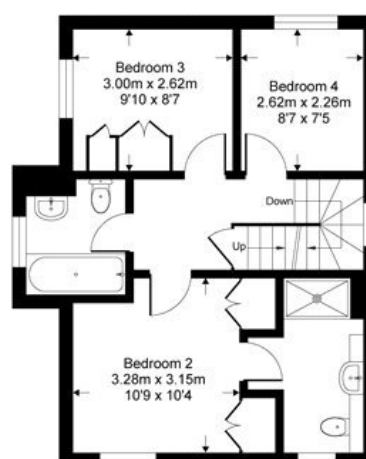
Garage = 33.6 sqm / 362 sqft



Second Floor = 16.8 sqm / 181 sqft



Ground Floor = 51.8 sqm / 558 sqft



First Floor = 43.7 sqm / 471 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

70 C

82 B

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