



47 SIMONS LANE, WOKINGHAM, BERKSHIRE, RG41 3HG  
O.I.E.O £600,000 FREEHOLD

Winkworth



## SIMONS LANE

Situated in a desirable location this detached bungalow offers scope for redevelopment and refurbishment with several planning applications being passed previously although all have now lapsed.

The current accommodation has 2/3 bedrooms rear reception room kitchen and bathroom. A generous 250ft plot equating to around 1/3 of an acre.

The current owners are offering no onward chain complications and an early viewing is recommended to avoid disappointment.

**EPC: F**







APPROX. GROSS INTERNAL FLOOR AREA 801 SQ FT / 74.41 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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