



SUMMERFIELD CLOSE, BERKSHIRE, RG41  
OIE £565,000 FREEHOLD

Winkworth





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Situated on a non-estate location on the outskirts of Wokingham town centre is this immaculately presented property which has undergone significant improvement including a new boiler in 2022.

The property provides well-proportioned accommodation over two floors with a good sized living room, cloakroom, an extended open plan dining/family room with doors leading the conservatory. The fitted kitchen overlooks the garden and leads into the utility room which in turn has access to the garage.

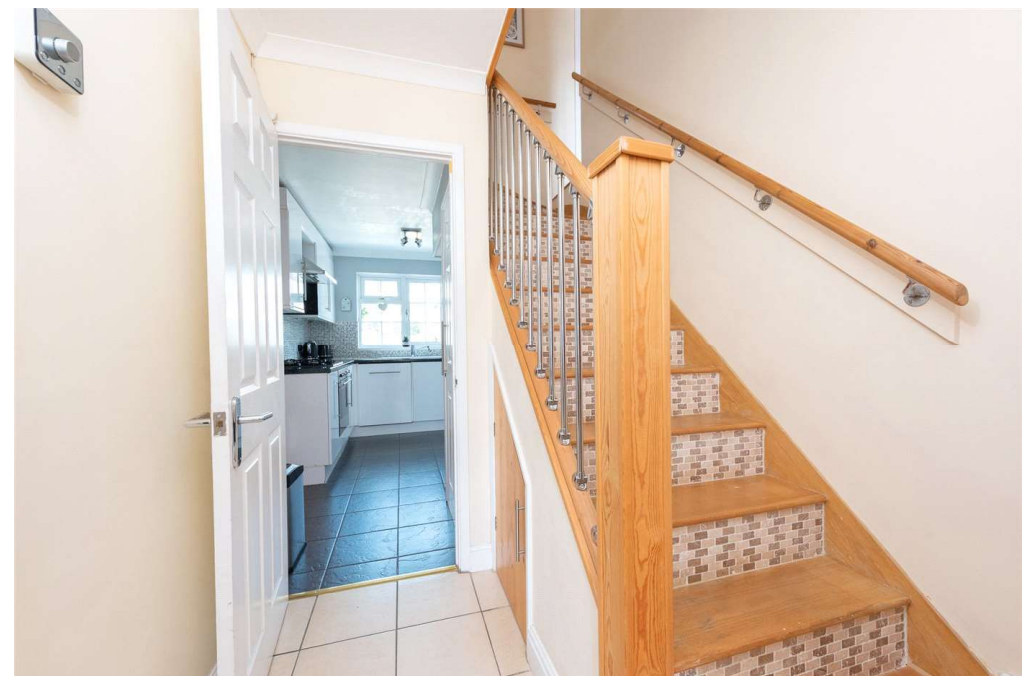
Upstairs there are four generously proportioned bedrooms one with an ensuite and a refitted family bathroom.

Outside there is an extensive driveway to the front with parking for four cars comfortably. To the rear is a pleasant easy to maintain garden with artificial grass raised decking area, flower borders and pathway leading to the rear gate and a generous storage shed all enclosed by panel fencing.

Set only a short distance from local amenities, the property also provides easy access to Wokingham mainline railway station, the A329M and M4 motorway and also falls within popular school catchment areas including Emmbrook.



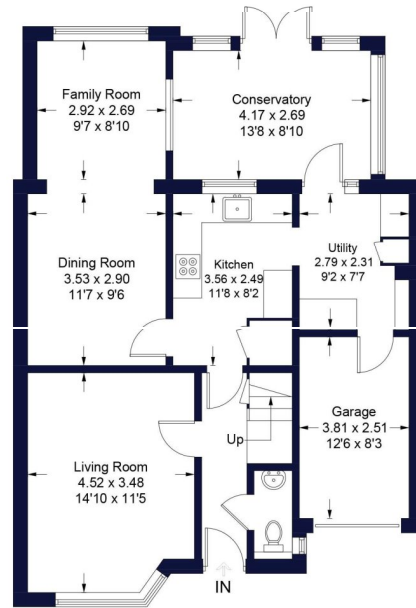




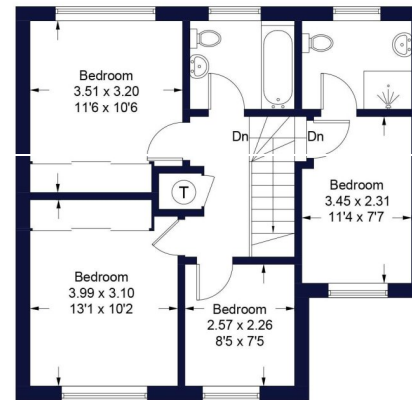
# Summerfield Close



Approximate Gross Internal Area Total = 137.9 sq m / 1484 sq ft  
(Including Garage)



**Ground Floor**  
Sq m 82.4 / Sq ft 887



**First Floor**  
Sq m 55.5 / Sq ft 597

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID999127)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		85
(81-91)	B		
(69-80)	C	71	
(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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