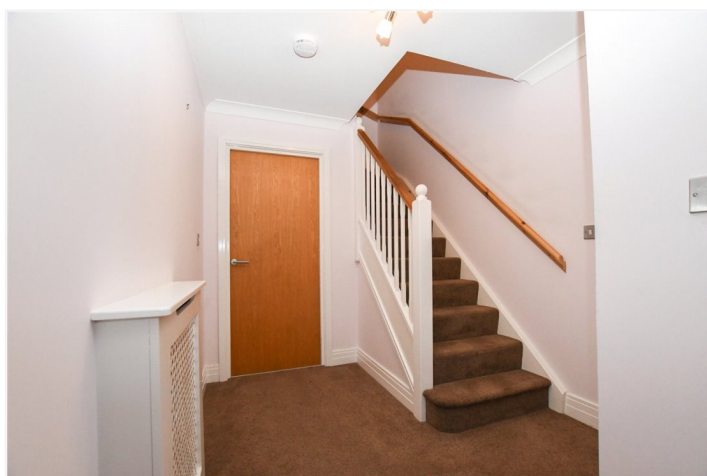




3 VILLAGE CLOSE, WOKINGHAM, BERKSHIRE, RG41 1FZ
£600,000 FREEHOLD

**A FOUR BEDROOM FAMILY HOME IN A
DESIRABLE LOCATION IN WOKINGHAM.**

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DESCRIPTION:

NO ONWARD CHAIN

Positioned at the bottom of a cul de sac is this superbly presented detached family home. The property offers spacious living across two floors, including an en suite to the master room, separate dining room and garage. The property is within easy reach of local amenities, Wokingham town as well as the popular Emmbrook school.

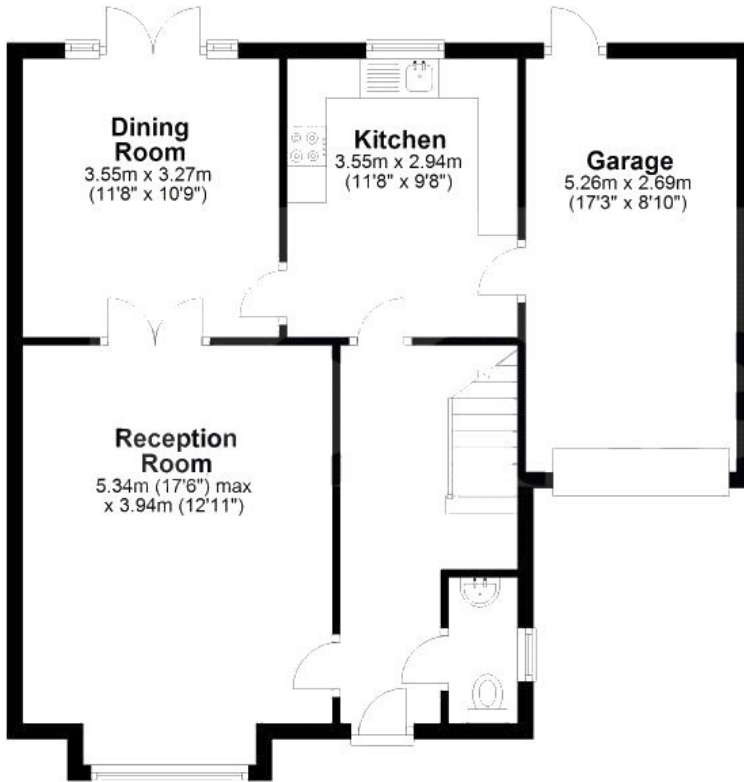
AT A GLANCE

- NO ONWARD CHAIN
- Four bedrooms & two reception rooms
- Two bathrooms
- Private garden
- Off street parking & Garage
- Council tax band E Wokingham
- Ultrafast Broadband 1000mbps
- Solar panels
- Satellite/Fibre TV Availability BT & Sky
- Mobile Coverage Vodafone, EE & O2



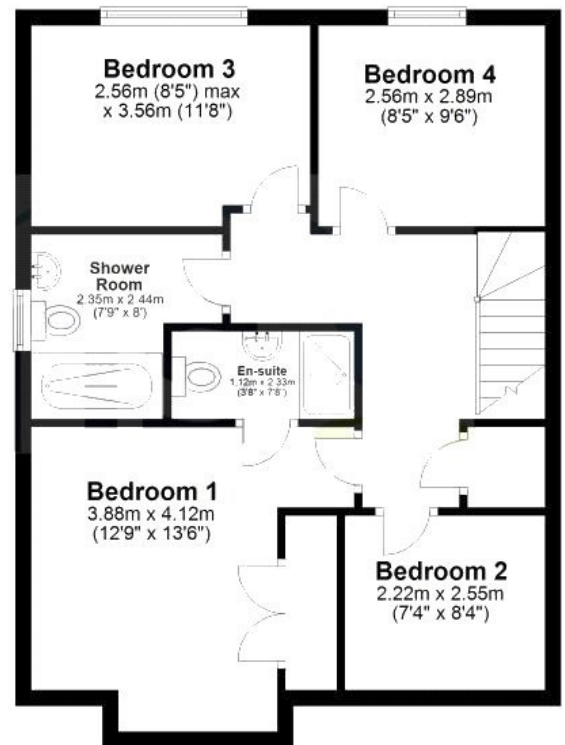
Ground Floor

Approx. 54.5 sq. metres (586.4 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.5 sq. feet)



Total area: approx. 110.9 sq. metres (1193.8 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

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		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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