



6 CUMBERLAND WAY, WOKINGHAM, BERKSHIRE, RG41 3AY  
**£625,000 FREEHOLD**

**A CHARLES CHURCH FOUR BEDROOM FAMILY  
HOME WITH NO CHAIN IN A SOUGHT AFTER  
WOOSEHILL LOCATION.**

**Winkworth**

Wokingham | 01189 072777 | [wokingham@winkworth.co.uk](mailto:wokingham@winkworth.co.uk)

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## DESCRIPTION:

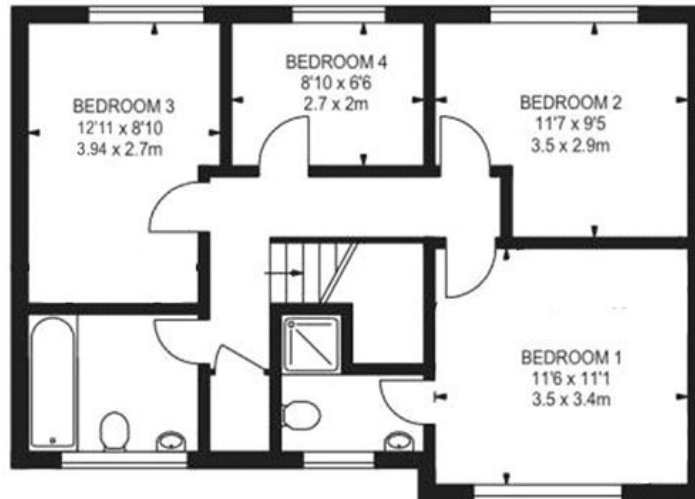
This 4 bedroom detached family home in one of the most popular developments in Wokingham, falls within the catchment area of Holt, Forest and Emmbrook School's and is not to be missed, Comprising a spacious living room, separate dining room and a good sized kitchen breakfast area. master bedroom which includes an en-suite shower room, three further generous sized bedrooms and a family bathroom. With an enclosed rear garden, a front garden with driveway parking, double garage and the added benefit of good access to M4, town centre, train station and local supermarket makes this property a must have.

\*\*This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\* \*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

## AT A GLANCE

- No Chain
- 4 Bedrooms
- 2 Bathrooms
- 2 Reception rooms
- Double garage
- Popular school catchments
- Council tax band F Wokingham
- Ultrafast broadband 1000Mbps
- Satellite/Fibre TV Available BT, Sky & Virgin
- Mobile coverage EE, Vodafone, Three & O2





APPROX. GROSS INTERNAL FLOOR AREA 1204 SQ FT / 111.85 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.

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.

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We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person and this will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable.

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