



SEWELL AVENUE, BERKSHIRE, RG41
£495,000 FREEHOLD

Winkworth



SEWELL AVENUE, BERKSHIRE, RG41

A 3 bedroom semi-detached chalet bungalow in the desirable and friendly neighbourhood of Emmbrook. Having been tastefully extended, this home offers spacious accommodation and generous room sizes.

The ground floor features a spacious living room with sliding patio doors to the rear garden, a well-appointed kitchen with integrated appliances, a large dining/family room and a ground floor bedroom or work from home study.

Upstairs, there are two generously-sized bedrooms. The master bedroom is particularly impressive, with ample space for a seating area and features an en suite bathroom. A well-appointed family bathroom serves the second bedroom.

Externally, at the front is a long herringbone brick paved driveway accessing the garage and a neat lawned area. The rear garden is secluded and features a large paved terrace that leads onto a lawned area bordered with mature trees and bushes.

Located in Emmbrook, residents enjoy easy access to local amenities, schools, and transport links with parks and walks close at hand and the mainline railway station and town centre are both a comfortable walk for most.




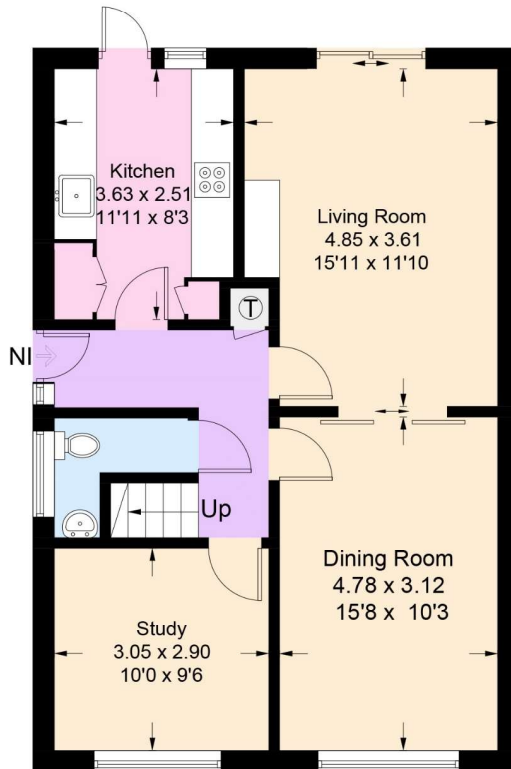


Sewell Avenue

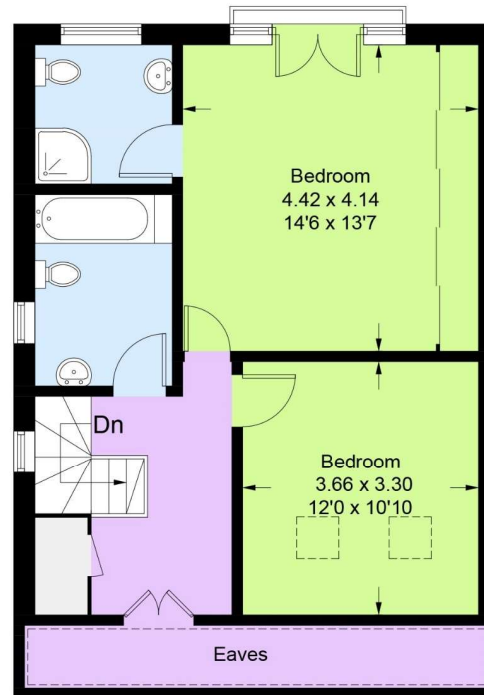
Approximate Gross Internal Area
113.9 sq m / 1226 sq ft
(Excluding Outbuilding / Eaves)



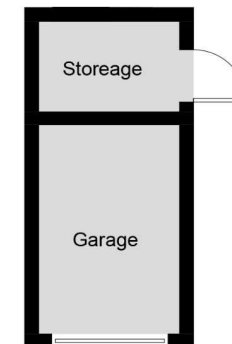
 = Reduced headroom below 1.5m / 5'0



Ground Floor
669 Sq ft



First Floor
557 Sq ft



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale 2023 (ID 972814)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	75	
(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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