52 SEWELL AVENUE, WOKINGHAM, BERKSHIRE, RG41 1NS

£565,000 FREEHOLD

NO ONWARD CHAIN COMPLICATIONS WITH THIS 3/4 BEDROOM FAMILY HOME.

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DESCRIPTION:

Situated in a sought after location, this well presented chalet style family home offers flexible living accommodation with 3/4 bedrooms comprising entrance hall, cloakroom, living/dining room, fitted kitchen with integrated oven and hob, study/ground floor bedroom four, three bedrooms to the first floor and first floor family bathroom. Further benefits include radiator central heating and double glazed windows.

Outside you have off road parking for several cars, single garage and private rear garden.

The property also falls within desirable school catchments and an early viewing is strongly recommended.

AT A GLANCE

- No Chain
- Sought after location
- 3/4 bedrooms
- Modern Kitchen
- Well presented throughout
- Generous plot
- Ultra fast Broadband 1000 Mbps
- Council tax band E Wokingham
- Satellite / Fibre TV Availability BT, Sky & Virgin
- Mobile coverage EE, Vodafone, Three & O2

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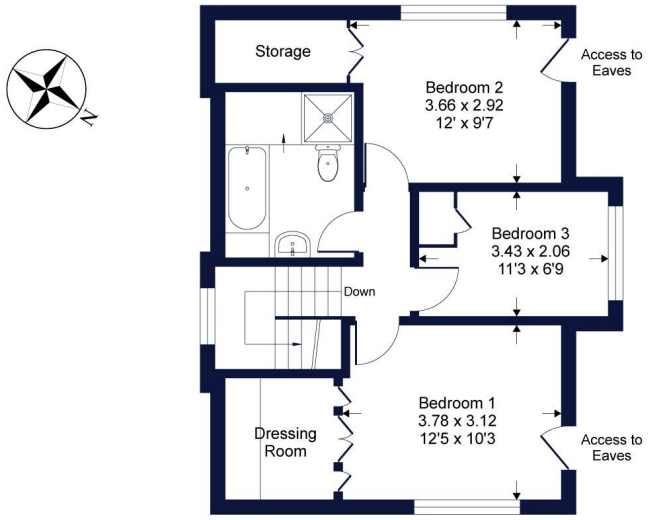
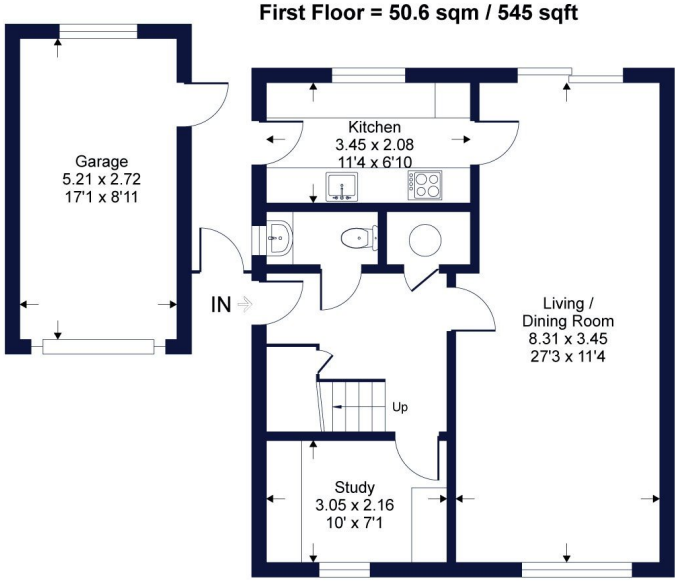
Approximate Gross Internal Area = 107.2 sq m / 1154 sq ft
Approximate Garage Internal Area = 14.1 sq m / 152 sq ft
Approximate Total Internal Area = 121.3 sq m / 1306 sq ft



First Floor = 50.6 sqm / 545 sqft



Ground Floor = 56.5 sqm / 609 sqft

Whilst every attempt has been made to ensure the accuracy or the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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