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25, Brook Close Wokingham RG41 1ND



An older style extended semi detached family home with 1028 sq ft of flexibly laid out accommodation spanning two floors and located in a lovely cul de sac with a secluded rear garden backing onto the Emm Brook. Accommodation comprises: Entrance hall, double aspect living room, fitted kitchen with adjoining breakfast/family with bi-fold doors opening out onto the rear garden. There is a useful ground floor master bedroom with modern en suite shower room and on the first floor, three bedrooms and a family bathroom. The rear gardens are secluded, face south west and feature well stocked borders and lawn leading onto a raised timber deck and which overlooks the Emm Brook. There is driveway parking, an EPC-D reading, gas central heating and double glazing. For more detailed material information please click on the various brochure links.

£520,000 Freehold









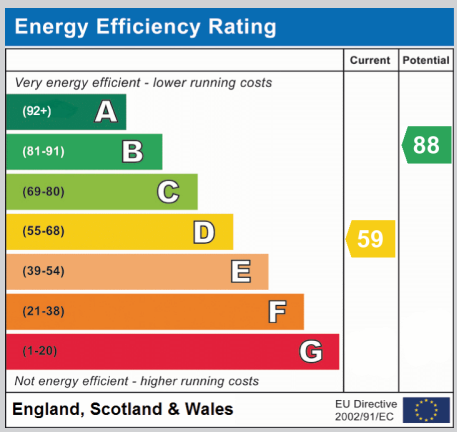




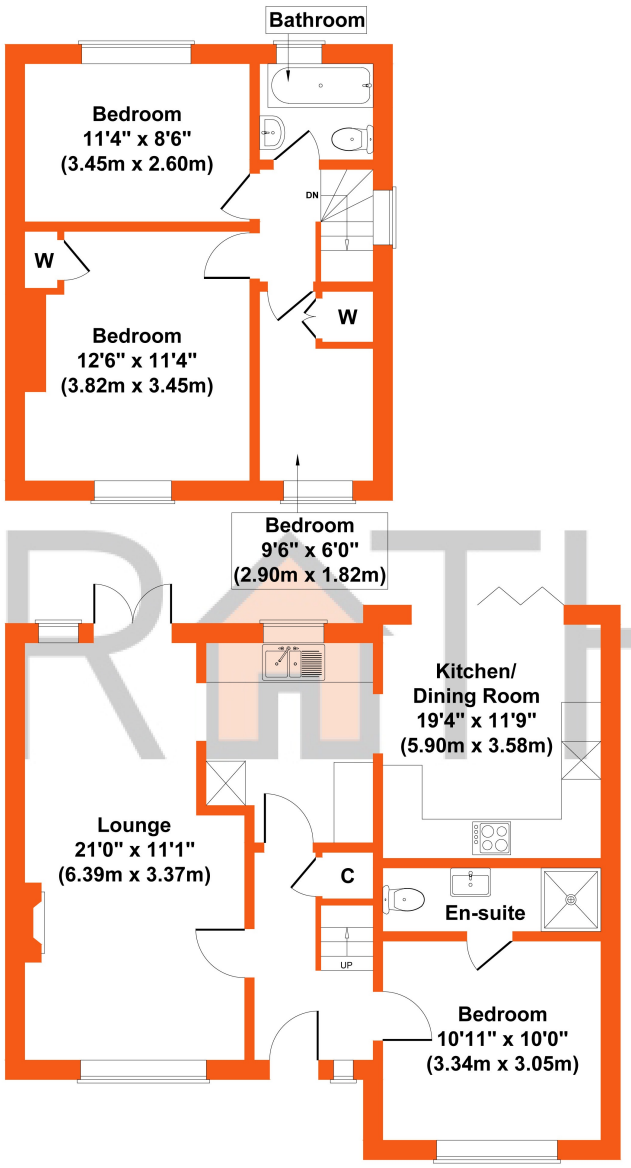








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Approx. Gross Internal Floor Area 1028 sq. ft. (95.5 sq. m.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

Produced by The Plan Portal 2023

The Property Ombudsman

These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

mark RATH residential

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