

# HUNTERS®

HERE TO GET *you* THERE



## Birch Ride

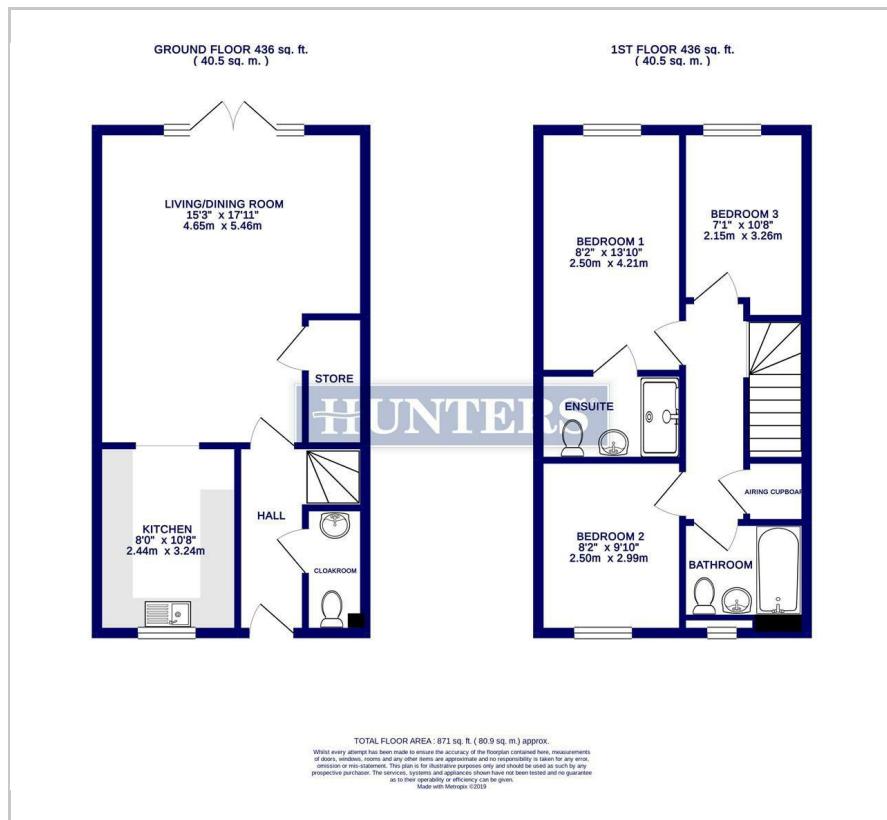
, Popeswood Grange, RG42 4GJ

Offers In The Region Of £420,000



Council Tax:

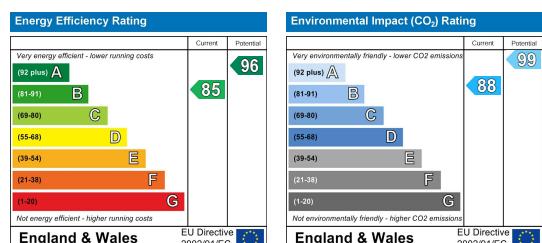
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Wokingham Lettings Office on 01189795618 if you wish to arrange a viewing appointment for this property or require further information.

- End Terrace house
- Three bedrooms
- Master with ensuite
- Open plan living/dining room
- Separate family bathroom
- Downstairs cloakroom
- Integrated appliances
- Enclosed Rear Garden
- Village community
- No onward chain



Hunters Wokingham are delighted bringing to the market this end of terraced house in Binfield on the Popeswood Grange development.

The downstairs of the property offers modern open-plan living, comprising a kitchen adjoining a spacious living/dining room with patio doors leading out to the rear garden. There is also a cloakroom.

Upstairs there are two double bedrooms and one single. The master bedroom has its own ensuite and there is also a separate family bathroom.

Outside the rear garden is laid mainly to lawn and has a garden shed. To the front of the property there are two allocated parking spaces.

The development forms part of a new residential community that includes a purpose-built primary school, restaurants and shops, so is ideal for families. Could also appeal to an investor purchase.

Close to Bracknell and Wokingham town centres, both with a range of recreation and leisure amenities. The development offers easy access to mainline train stations and major roads providing good transport links for commuting to Reading and London.

## MATERIAL INFORMATION

**Tenure: Freehold**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.