



Brook Close, Wokingham

- Semi-detached
- Two reception rooms
- Separate kitchen
- Family bathroom
- Garage
- Cul-de-sac location
- Dining area
- Three bedrooms
- Separate shower room
- In need of updating

Offers Over £450,000



Tenure: Freehold

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DESCRIPTION

Offered to the market with no onward chain located on the Joel Park development semi-detached house is set on a generous corner plot which is close to Wokingham train station and town centre.

This Property presents an incredible opportunity for those seeking to add their personal touch and increase its value through modernization.

Internally as you walk through the front door, you will find a spacious living room/dining, separate kitchen a second reception room, downstairs shower room and a good size single garage.

Upstairs there are three bedrooms, two good double bedroom and the third single bedroom and a family bathroom.

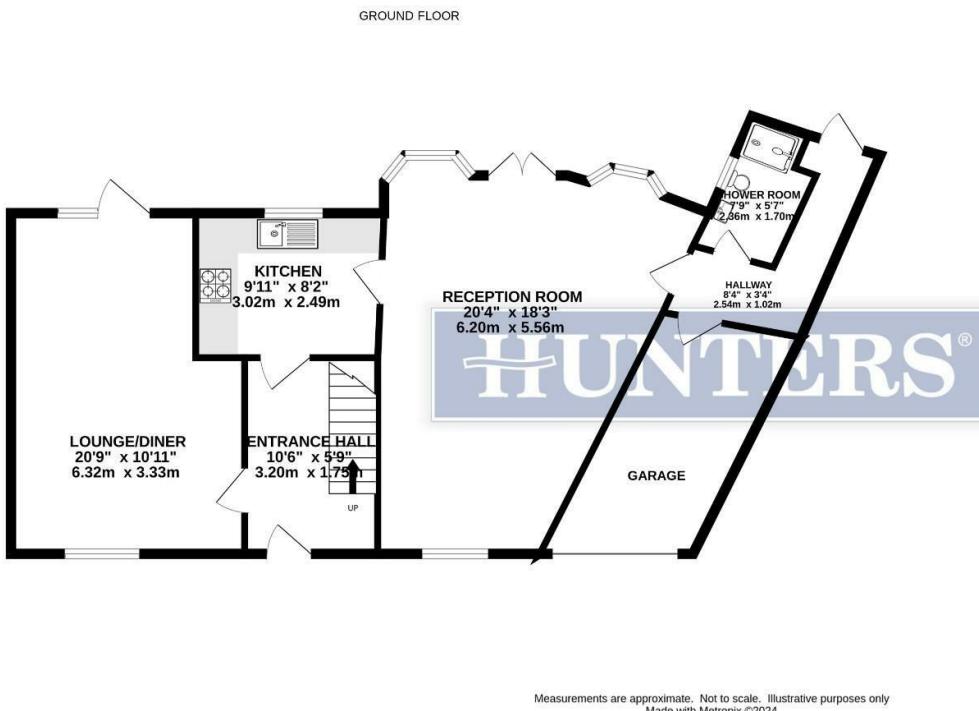
Externally can find a stunning rear garden that offer a great opportunity to extend further.

With nearby parks, walks to town and station, and some of Wokingham's very best schools (The Emmbrook School, Emmbrook Junior and Infant Schools and The Holt School), this home is perfectly placed for family life.

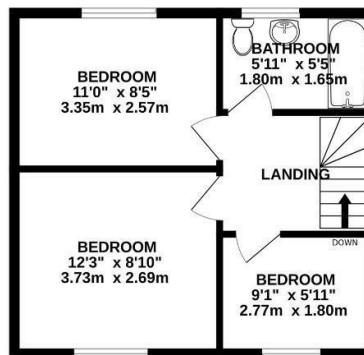
There is also a single garage to the rear with driveway parking. Viewings are highly recommended.



Council Tax: D



1ST FLOOR



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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

Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

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