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11 Buttercup Close,  
, Wokingham, RG40 1QZ  
**£750,000**

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[wentworthea.com](http://wentworthea.com)

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## Buttercup Close,

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Wentworth Estate Agents have pleasure in offering to the market a stunning FIVE BEDROOM DETACHED CHARLES CHURCH FAMILY HOUSE, built in 1995 within a quiet cul de sac location.

The property is close to well-regarded local schools and is just a short distance away from Wokingham town centre and mainline railway station and offers easy access to the M3/M4 for links into London.

Ground floor accommodation comprises of good size entrance hall, cloakroom, dining room, living room, conservatory and kitchen / dining room.

First floor accommodation comprises of double bedroom with fitted wardrobes and shower ensuite, a further double bedroom, two single bedrooms and family bathroom.

Second floor accommodation comprises of master bedroom with large four piece ensuite with bath, shower, WC and wash hand basin.

Further benefits include gas central heating, UPVC double glazed windows, garage, parking for numerous cars private rear garden with patio area and walking distance to two country parks.

EPC - C



### Kitchen / dining room

A large 21ft kitchen / dining room with dual aspect windows, plenty of eye and base level units, double oven, warming drawer, fridge/freezer, integrated dishwasher and hob. The kitchen benefits with a breakfast bar area.

### Living room

A good size living room with dual aspect windows, wooden flooring and fireplace.

### Conservatory

Accessed from the living room, a lovely 16ft conservatory looking into the garden.

### Master Bedroom

On the second floor, a 14 ft large master bedroom with velux windows and storage.

### Ensuite

A good size half tiled ensuite with bath, shower, WC, heated towel rail, and wash hand basin with storage under.

### Bedroom 2 and Ensuite

At the rear of the property, a 12 ft double bedroom with fitted wardrobes. A shower ensuite, with WC and wash hand basin.

### Bedroom 3

A double bedroom at the front of the property with fitted wardrobes

### Bedroom 4

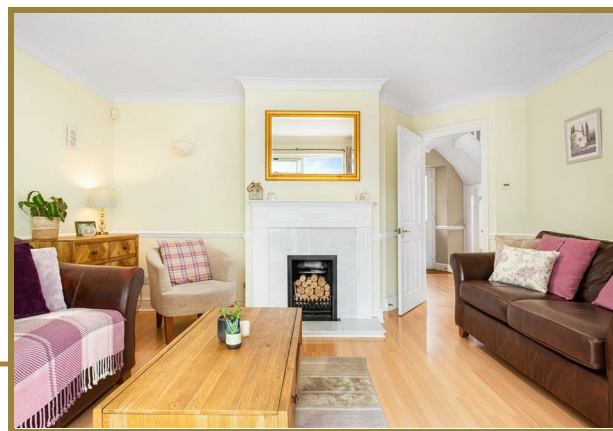
At the rear of the property a smaller single bedroom

### Bedroom 5

At the front of the property, a smaller single bedroom

### Family Bathroom

A half tiled family bathroom with bath and shower over, WC, heated towel rail, wash hand basin with storage under.



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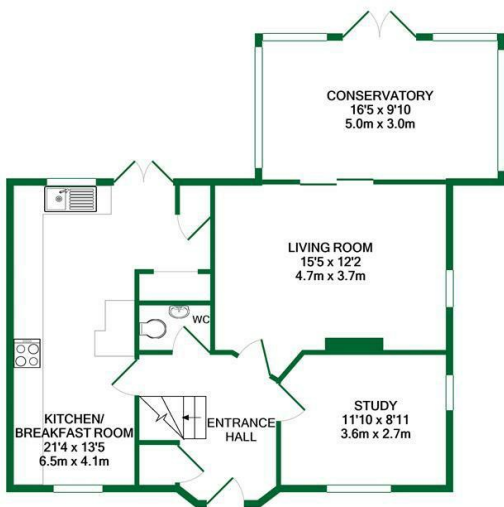
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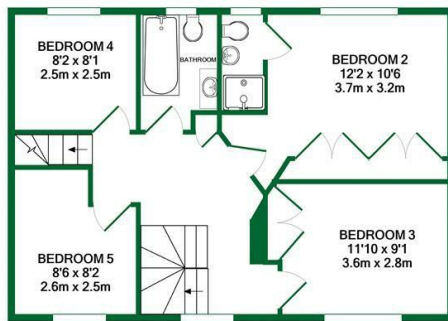
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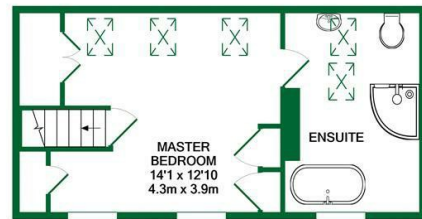
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1712 SQ.FT. (159.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# The Estate Agent People Recommend



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.