

The Estate Agent People Recommend

# Wentworth

Estate Agents

3 Harrow Way,  
Sindlesham  
RG41 5GJ

**£750,000**



Wentworth Estate Agents have pleasure in offering to the market a Westbury Homes Build, THREE STOREY FOUR BEDROOM DETACHED FAMILY HOUSE located in the sought after location of Sindlesham on the edge of Wokingham.

The property is in catchment to The Holt, The Forest School and Embrook. Also Reddam Independent school is just a few minutes away. Also benefits with being walking distance to Nirvana Spa and Pulse 8 Gym.

Ground floor accommodation comprises of entrance hall, cloakroom, large living room with gas fire, bay window and double doors leading into the large kitchen / dining room. The kitchen has plenty of eye and base level units, double oven, integrated dishwasher, integrated fridge/freezer and a breakfast bar area with three stools. This also has the addition of the conservatory, creating a fabulous entertaining large living space. Off the kitchen is a storage cupboard and utility room with an additional sink and door leading through to the garden.

First floor accommodation comprises of master bedroom with fitted wardrobes and fully tiled shower ensuite, bedroom two is double with fitted wardrobes and shower ensuite, and a further double bedroom with fitted wardrobes and access to the family bathroom with bath, wash hand basin and WC.

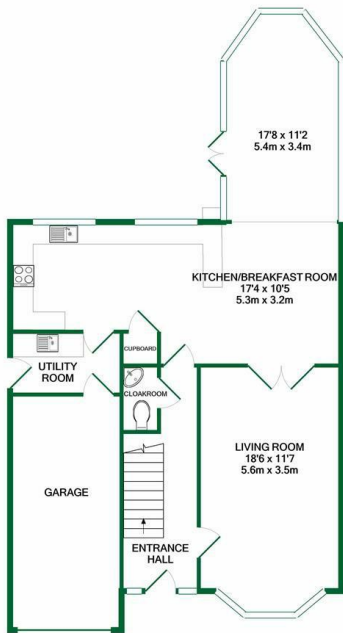
Second floor comprises of a double bedroom with velux windows and ensuite with bath, WC and wash hand basin.

Further benefits include garage with access from the utility room and electric garage door, parking for numerous cars and car port, good size garden and patio area, gas central heating and UPVC double glazed windows.

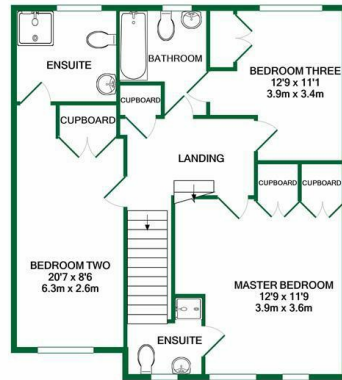
NO ONWARD CHAIN

## ACCOMMODATION

- FOUR BEDROOM DETACHED HOUSE
- FOUR BATHROOMS
- TWO RECEPTION ROOMS
- GARAGE
- PLENTY OF PARKING
- WITHIN CATCHMENT TO GOOD SCHOOLS
- WALKING DISTANCE TO NIRVANA SPA AND PULSE 8 GYM
- GOOD SIZE GARDEN
- NO ONWARD CHAIN

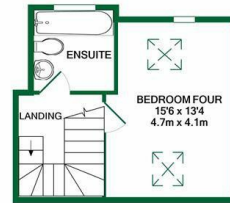


GROUND FLOOR  
APPROX. FLOOR  
AREA 1030 SQ.FT.  
(95.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 911 SQ.FT.  
(75.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2110 SQ.FT. (196.0 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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2ND FLOOR  
APPROX. FLOOR  
AREA 269 SQ.FT.  
(25.0 SQ.M.)



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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.