



6 PENNY ROW, WOKINGHAM, BERKSHIRE, RG40 5BN  
**£580,000 FREEHOLD**

NESTLED ON ONE OF THE VERY POPULAR NEW DEVELOPMENTS IN WOKINGHAM IS THIS WONDERFUL THREE BEDROOM SEMI-DETACHED HOME. DEVELOPED BY THE REPUTABLE CREST NICHOLSON IN 2020 IS THIS PERFECT EXAMPLE OF A WELL-BALANCED AND PROPORTIONED HOME IN AS GOOD AS NEW CONDITION.

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## DESCRIPTION:

Upon entry you are welcomed into the entrance hall, a perfect place to hang up your coats and take off your shoes. There is a cloakroom off this hallway and to the right you'll make your way into the large, light and airy kitchen/diner. The kitchen has a host of good as new integrated appliances and plenty of cupboard and worktop space. Making your way through the kitchen to the rear of the property you'll find yourself in the sizeable lounge boasting patio doors drawing your eyes into the garden.

On the first floor there is a charming landing, three great sized bedrooms with the largest featuring an en-suite and walk in wardrobes. Unlike most new build three-bedroom houses, this offers an impressive third bedroom set up as a home office, perfect for modern day living.

The owners have put their own stamp on their lovely garden space adding two patio areas perfect for those summer BBQs, a well maintained lawn area and some shrub beds to add a splash of colour. To the front of the property there is parking for up to two cars on your driveway, a single garage and loads of visitor spaces within the close.

For those that are unfamiliar with the town of Wokingham, you'll be pleased to know that it is consistently voted one of the best places to live in the UK. This is due to the highly regarded schools in the area, a fantastic town centre that has recently been regenerated with a host of leisure facilities, places to eat, great pubs and walks for the dog, especially with the new Kentwood meadow on your doorstep. All of this makes it an ideal place to raise children, retire to or buy your next home.

## AT A GLANCE

- As Good as New 3 Bedroom Semi-Detached Property
- Fantastic Kitchen Diner With Modern Appliances
- Driveway Parking & Garage
- Master Bedroom with Ensuite & Walk-in Wardrobe
- Kentwood Meadow on your doorstep
- Wonderful Wokingham Location
- Mains Gas, Electric, Water and Sewage
- Gas central heating
- Mobile Coverage for EE, Three, Vodafone & O2
- Ultrafast Broadband 1000 Mbps

**Tenure:** Freehold

**Service Charge:** £220 per annum

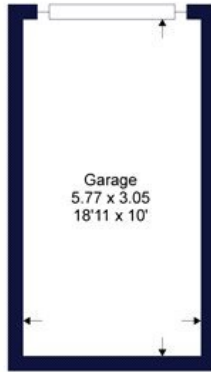
**Council Tax Band:** E



# Penny Row



Approximate Gross Internal Area = 108.6 sq m / 1170 sq ft  
 Approximate Garage Internal Area = 17.5 sq m / 189 sq ft  
 Approximate Total Internal Area = 126.1 sq m / 1359 sq ft



Garage = 17.5 sqm / 189 sqft



Ground Floor = 54.3 sqm / 585 sqft



First Floor = 54.3 sqm / 585 sqft

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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	<b>A</b>	85	94
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-58)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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