

Close to train station



£375,000 | Wokingham

24 Tanhouse Lane  
Wokingham  
RG41 2RL

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## Property details

### Close to train station

We love convenience and that is why we love selling properties in this specific part of town.

Around the corner one way you have Wokingham Railway station and just around the other, you have a whole host of local amenities that are constantly being added to thanks to the regeneration of Wokingham town centre. This house is positioned within a cul de sac and is offered to the market with no onward chain complications making it for anyone looking for a swift move.

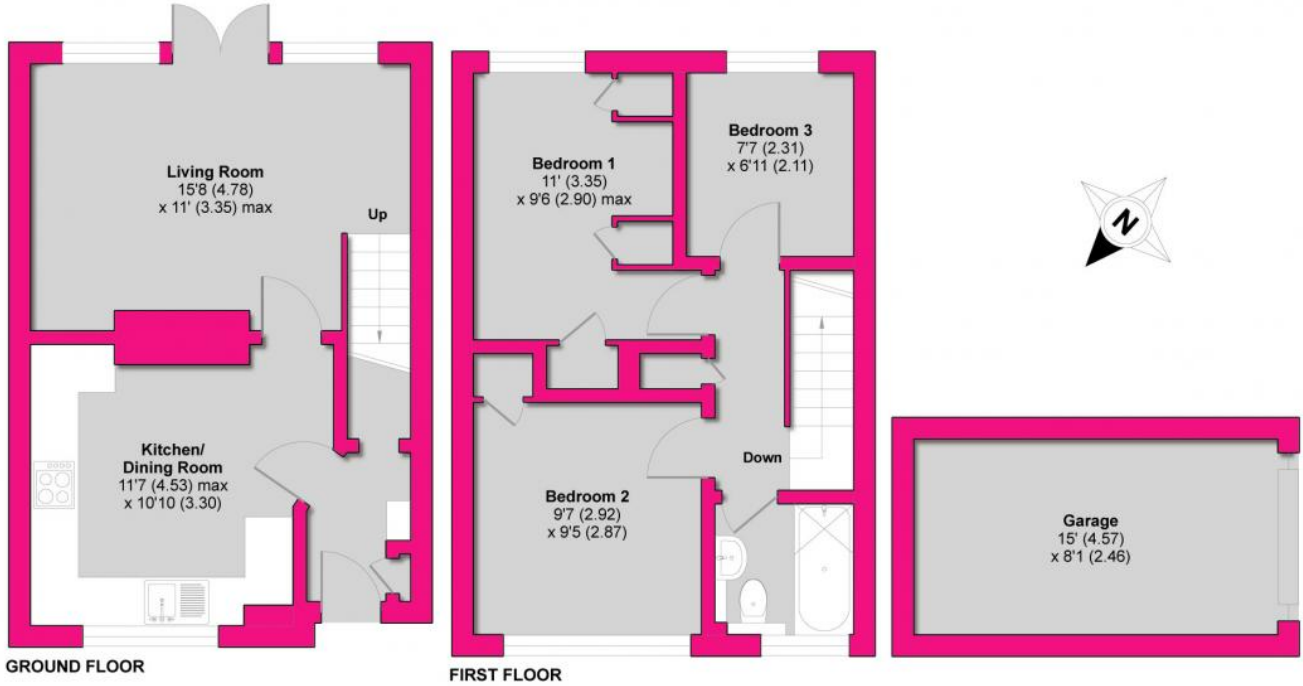
The house itself comprises a large kitchen breakfast room which follows through into a lounge dining room, this is a great space for large comfy furniture. Furthermore, there is a garage in a nearby block, perfect for storage of general belongings or a car. Upstairs there are three

### Features:

- No onward chain
- Garage
- Gas central heating
- Private garden
- Large reception room
- Kitchen breakfast room

## Tanhouse Lane, Wokingham, RG41

Approximate Area = 840 sq ft / 78 sq m (includes garage)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for David Cliff. REF: 746643

## And also...

Outside there is a low maintenance garden which is lovely and private, perfect for summer entertaining.

Properties in this location don't hang around, call today to arrange your appointment.

### **Important - please read.**

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of David Cliff Estate Agents or the seller. They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness. Please note that all appliances and heating systems are not tested by David Cliff Estate Agents and therefore no warranties can be given as to their good working order.

Want to view this property?

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