



14, Eastheath Gardens
Wokingham
Berkshire, RG41 2PH

OIEO £700,000 Freehold



This four bedroom home is positioned in a cul-de-sac location just moments away from Evendons Primary School. It occupies a corner plot and has potential to extend subject to the usual planning permission. The current accommodation is well-proportioned and is arranged over two floors. Upon entry there is a large entrance hall with cloakroom and storage, double aspect front to back living room with fireplace, a kitchen/dining room and a sun room. Upstairs there are four bedrooms and two bathrooms with the master having an ensuite shower room and built in wardrobes.

- Four bedroom home located in a quiet cul-de-sac
- Kitchen/dining room
- Positioned on a corner plot with potential to extend (STPP)
- Dual aspect living room with a fireplace
- Sun room
- 1909 Sq Ft / 177.3 Sq m (includes single garage)

The front of the property features an open-plan design, with a driveway that accommodates at least three cars. The remainder of the space is beautifully landscaped, with a lawn bordered by an assortment of shrubs and borders. To the side, the single garage offers rear access, which leads to a private garden. The rear garden is comprised of a spacious patio area, with the rest of the space laid to lawn, all enclosed by timber fencing for added privacy.

Eastheath Gardens is an established development of 3,4 and 5 bedroom detached family homes mostly built in the 1960's/1970's. Set just south of the town centre, with the train station within easy walking distance. The nearby A321 leads out to Sandhurst and Camberley, the A329M/M4 can be accessed from the east of town.

Council Tax Band: F
Local Authority: Wokingham Borough Council
Energy Performance Rating: D





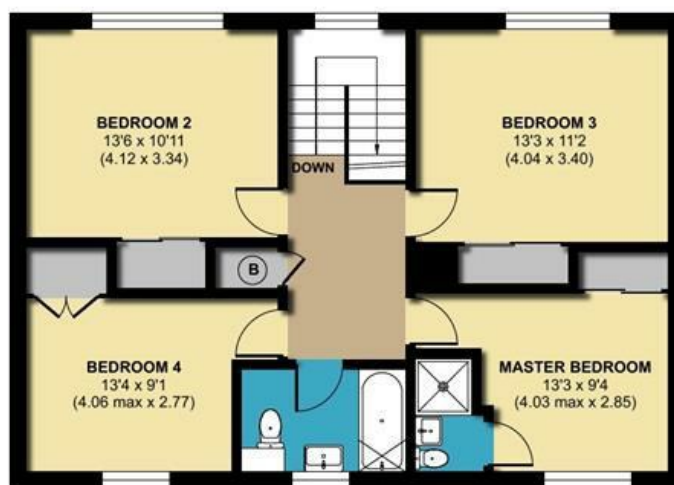
Eastheath Gardens, Wokingham

Approximate Area = 1704 sq ft / 158.3 sq m

Garage = 205 sq ft / 19 sq m

Total = 1909 sq ft / 177.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1265130

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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