



16 Mays Road
Wokingham, Berkshire



A BEAUTIFUL, FLEXIBLE FAMILY HOME IN A FANTASTIC LOCATION

A spacious, ~1800 square foot, 4-bedroom, link-detached house in a highly sought-after location, within easy walking distance of Wokingham town centre and St Crispin's Secondary school and just a few minutes' drive from the A329M.

This well looked-after and tastefully maintained house offers a flexible and practical lifestyle with plenty of storage space in a highly sought-after location.

FIRST IMPRESSIONS

The ground floor accommodation in this wonderful family home is spacious and flexible. You enter into a large entrance hall with plenty of space for a shoe bench or additional storage. Adjacent to this is the downstairs WC. The hallway has wood flooring with also extends into the kitchen, dining room and family room.



SPACE TO RELAX AND ENTERTAIN

turning left from the entrance hall is the large, light 24-foot lounge. This room has 2 bay windows overlooking the front of the house and a modern gas fire with an attractive stone surround and mantelpiece. The cosy feel of this space is further enhanced by the carpeted flooring.





PRACTICAL & FLEXIBLE

Continuing along the hall you pass the large, built-in coat cupboard before entering the kitchen and dining room. The open-plan kitchen is laid out as an L-shape with plenty of worktop and cupboard space, an electric range cooker and sink with separate rinsing sink. There's also a water softener and drinking water tap. Two windows in this area let in plenty of natural light and an internal door provides access to the large separate utility, the subsequent store room and finally, the rear of the single garage.



ROOM FOR ALL THE FAMILY

Meanwhile the generously proportioned dining room with central chandelier light also features double French doors out to rear garden via the porcelain patio.

In one corner of the dining room a door leads you into the separate family room, which is a great space for work or play and could make a really lavish home office. This room also features French doors to the patio, meaning you can create a lovely, sociable flow between these two rooms and garden, welcoming the outside in.



BRING THE OUTSIDE IN

The rear garden is beautifully landscaped and extremely well maintained with a handy shed in one corner and an attractive ornamental Wendy house in another. There's side access via a gated path on one side of the house providing direct connection to the front garden and pretty block-paved driveway, which offers off-road parking for 3 cars.



AND SO, TO BED

Upstairs, at the far end of the landing is the principal suite. This is a very spacious room spanning the house from front to back with an en suite at the back including walk-in shower. There's plenty of room for freestanding storage and in one corner there's a really clever walk-in wardrobe area.



THE PERFECT FAMILY HOME

Heading back along the landing, you pass bedroom 3 which is a double bedroom overlooking the rear garden. Next door is the good-sized family bathroom with bath and over-bath shower. Bedroom 2 is a large double which overlooks the front of the house and features built-in wardrobes, while bedroom 4 is a single bedroom also at the front of the property - perfect as an office or nursery.



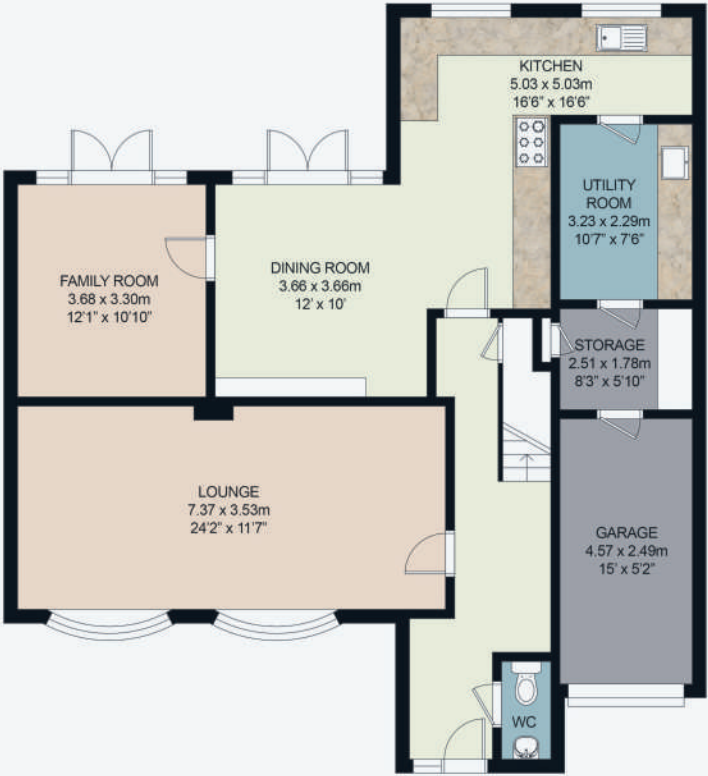
THE FINER DETAILS

Council Tax Band - F

Heating - Gas Central Heating

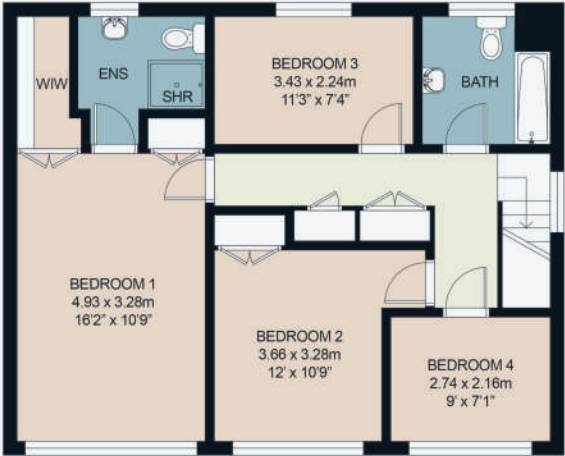
Services - Mains electricity & drainage

Local Authority - Wokingham Borough Council



GROUND FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



FIRST FLOOR

APPROXIMATE AREA:		
GROUND FLOOR	96.4 m ²	1037 ft ²
FIRST FLOOR	70 m ²	753 ft ²
TOTAL ACCOMMODATION	166.4 m²	1790 ft²
GARAGE	11.6 m ²	125 ft ²
TOTAL	178 m²	1915 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

