

45 Crail Close, Wokingham



**Outskirts of town centre, cul-de-sac setting
In need of modernisation and improvement
Suitable for extension, subject to planning**

4 Bedrooms, 2 Bathrooms/Shower Rooms, 1 En-Suite, Landing with window, Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Storeroom to the rear of the Garage with Utility Room beyond, Attached Garage, 40' approx. Rear Garden

The Sale is subject to a Grant of Probate, anticipated September 2024

**Broadband: 58Mbps highest available download speed. 12Mbps highest available upload speed
good energy efficiency rating of Band C**

No Onward Chain

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or residentialsales@martinpole.co.uk

45 Crail Close, Wokingham. RG41 2PZ

DESCRIPTION/LOCATION: A detached house forming part of a popular small development undertaken by Bryant Homes during the 1980's. Crail Close is approached off Eastheath Avenue, which runs between Molly Millars Lane and Finchampstead Road. The railway station and town centre are about one mile. There are local Primary Schools and a shared catchment area of five Secondary Schools. The railway station offers services between Reading and London (Waterloo) and also services on the Guildford/Gatwick line. Twyford Station just to the north of Wokingham offers services between the West of England, Reading and London (Paddington) and also services on the new Elizabeth Line. The M4 junction 10 is available on the outskirts of Wokingham with the M3 just to the south of Bracknell at Bagshot. Nearby Luckley Road runs into some lovely stretches of countryside including Gorrick Woods, whilst a little further away there is some lovely National Trust Land at Finchampstead, woodland at Barkham/Arborfield, Dinton Pastures Country Park on the Winnersh/Hurst borders and California Country Park on the Finchampstead/Arborfield borders. In other words in terms of location this house has just about everything.

In recent years the property has not been maintained, in other words it is a "doer upper" just to expand a little on that comment the kitchen and utility room need re-fitting, new floor coverings and redecoration is considered essential. However, it should be noted the house has a good energy efficiency rating of Band C.

The accommodation comprises:

On the First Floor:

Master Suite:

Bedroom: two full height double built-in wardrobes, further range of cupboards with high level storage.

Shower Room: recently refitted with shower cubicle, vanity unit, low level W.C., fully tiled walls.

Bedroom 2: full height built-in wardrobes along one wall.

Bedroom 3:

Bedroom 4:

Bathroom: recently refitted with modern bath, vanity unit, low level W.C., fully tiled walls.

Landing: good size with window, airing cupboard with factory lagged tank, access to roof space.

On the Ground Floor:

Entrance Hall: with understairs cupboard.

Cloakroom: refitted with modern wash hand basin, low level W.C.

Lounge: with bay window, fireplace with inset gas fire, door to:

Dining Room: sliding patio doors to garden.

Kitchen: good range of base units including cupboards and drawers with worktops above and eye level cupboards, gas hob, electric double oven, British Gas wall mounted boiler for central heating and domestic hot water, door to:

Storeroom: could be used as a breakfast room or study, door to garage, door to:

Utility Room: with single drainer stainless steel sink unit, plumbing for washing machine, door to garden.

Outside:

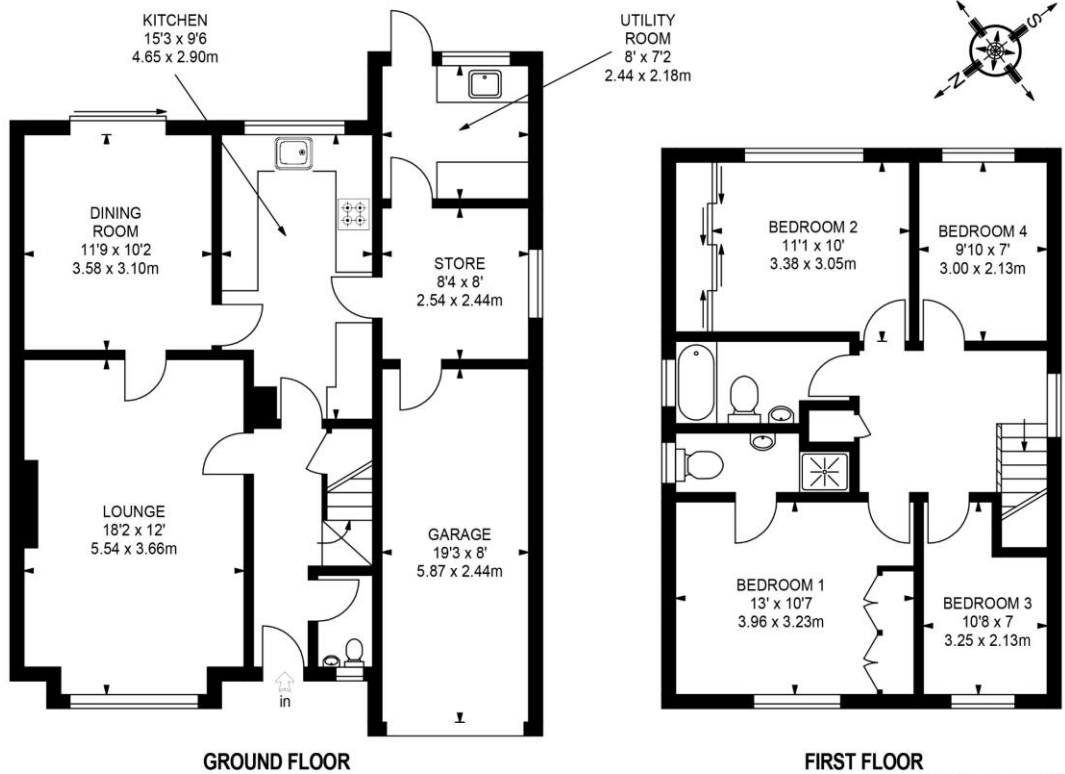
Single Attached Garage: with up and over door, light and power, personal door to storeroom. NB: We understand the garage and storeroom were originally a double length garage and have now been divided with a stud wall. The utility room formed part of the original structure with access from the back of the garage.

ENERGY EFFICIENCY RATING – C69.

COUNCIL TAX - BAND F.

Broadband Speed: Superfast. 58Mbps highest available download speed. 12Mbps highest available upload speed.
Information obtained from Ofcom web-site

IMPORTANT NOTICE: Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Fo:36918/DCA



REF - 45 CC / MP



APPROX. GROSS INTERNAL FLOOR AREA 1451 SQ FT / 134.80 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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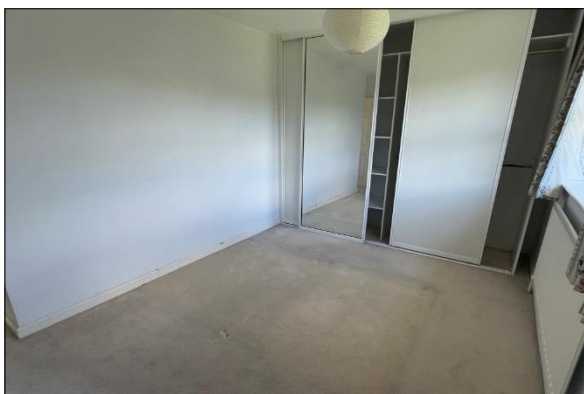
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