



Blagrove Lane, Wokingham

- Linked detached home
- Open plan kitchen/dining
- Downstairs cloakroom
- Gym space or Playroom
- Good size rear garden
- Three bedrooms
- Family bathroom
- Utility room
- Garage
- Driveway

Asking Price £550,000

Tenure: Freehold

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Blagrove Lane, Wokingham

DESCRIPTION

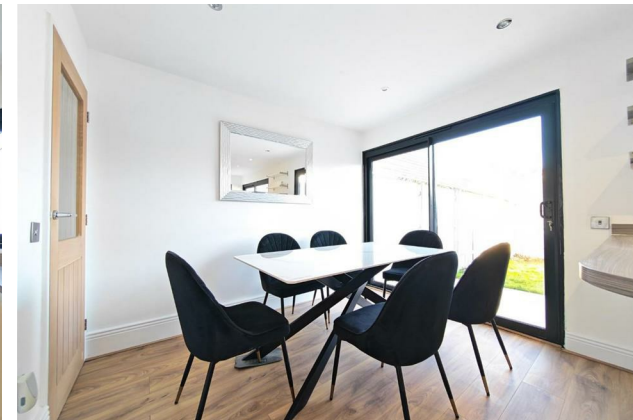
Nestled on the charming Playgrove Lane, this well-maintained and recently refurbished link-detached home offers a delightful blend of comfort and practicality. Spanning an impressive 1,301 square feet, the property features a welcoming entrance hall that leads to a newly fitted cloakroom, ensuring convenience for both residents and guests.

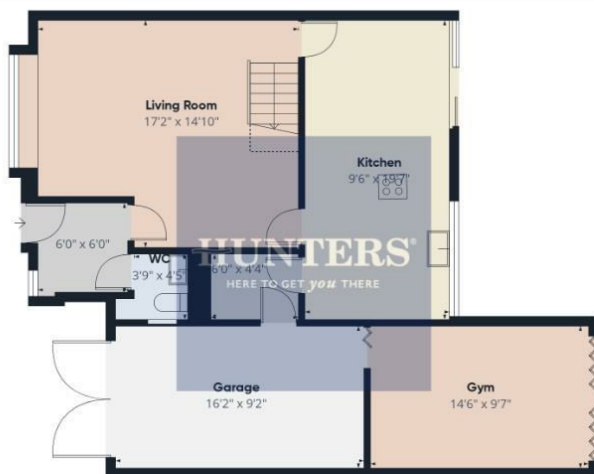
The spacious living room is perfect for relaxation and entertaining, with internal stairs that guide you to the upper level where three generously sized bedrooms await. Each bedroom is designed to provide a peaceful retreat, complemented by a family bathroom that caters to the needs of the household.

The heart of the home is undoubtedly the open-plan kitchen and dining room, which creates an inviting space for family meals and gatherings. Additionally, the property boasts a well-equipped gym space, a utility room for added functionality, and a good-sized garage, making it ideal for those who appreciate both fitness and practicality.

Outside, the rear garden offers a lovely one-level space, featuring a patio area perfect for al fresco dining, alongside a grassy area for children or pets to play. At the front, a charming driveway accommodates at least three vehicles, providing ample parking for family and visitors alike.

This property is a wonderful opportunity for those seeking a family home in a desirable location, combining modern amenities with a warm and inviting atmosphere. Don't miss the chance to make this delightful house your new home.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1301 ft²

Reduced headroom

67 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Council Tax: E

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

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