HASLAMS Sales

Reading Road

£585,000

Wokingham, RG41 5HX

4 2 2 D

This detached family home occupies a generous 0.22-acre plot, with a wide frontage providing ample off-road parking and a substantial rear garden extending to approximately 125'. Extended over the years, the property now offers flexible accommodation arranged over two floors, with the potential to create a superb family home following refurbishment. The ground floor comprises two well-proportioned reception rooms, a modern fitted kitchen with integrated appliances, two additional rooms and a shower room with WC. To the first floor are two further bedrooms and a family bathroom, with the current layout offering the option of four bedrooms in total across both floors. The property is complemented by a garage with an adjoining workshop and an enclosed side passage, which has been adapted by the current owners to provide a useful store with dual access. Outside, the rear garden requires some attention but enjoys a high degree of privacy, with mature fruit trees and established hedging. The generous plot provides considerable scope for landscaping and creating an excellent garden for family enjoyment. The location is particularly convenient, with Forest Boys' School and The Holt School within easy reach, together with local bus services, a Sainsbury's store and access to the M4. Winnersh railway station and Dinton Pastures Country Park are also nearby, while Wokingham town centre offers an extensive range of shopping, leisure and dining facilities. Offering excellent potential to refurbish and personalise, this is an increasingly rare opportunity to acquire a detached home on a generous plot in a well-connected and popular location. The property is offered for sale with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Option of 4 Bedrooms
- 2 Receptions
- Modern fitted kitchen with appliances
- Ground floor WC/Shower; First floor bathroom
- Garage & driveway; Workshop; Store
- 125' garden; No onward chain

Council tax band E

Council- WBC

Garden

Extending to 125' the garden enjoys a high degree of privacy with a number of fruit trees and is in need of attention.

Additional information:

Parking

The property has driveway parking for multiple vehicles with a single garage.

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

GROUND FLOOR
773 SQ FT / 71.8 SQ M

APPROXIMATE GROSS INTERNAL AREA = 1234 SQ FT / 114.6 SQ M
OUTBUILDINGS = 424 SQ FT / 39.4 SQ M
TOTAL = 1658 SQ FT / 154.0 SQ M

This plan has been drawn for illustrative and identification purposes only.

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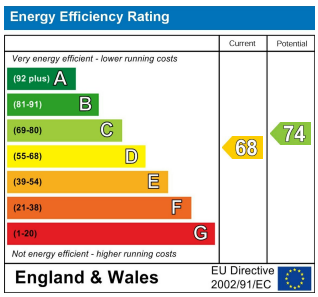

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