



3 READING ROAD, WOKINGHAM, BERKSHIRE, RG41 1EG
£1,495,000 FREEHOLD

SITUATED ON THE EDGE OF THE TOWN CENTRE AND A SHORT WALK TO THE STATION THIS ATTRACTIVE FAMILY HOME HAS BEEN REMODELLED AND EXTENDED BY THE CURRENT OWNER TO CREATE A SUPERB FAMILY HOME.

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DESCRIPTION:

On the ground floor you have a reception hall which leads through to the hub of the home, the L shaped kitchen/dining/family room. The kitchen area is fitted out in contrasting base and eye level units with light stone work surfaces and central bar, a range of integrated appliances and ceramic tiled floor with underfloor heating. A set of bifolding doors as well as French doors give access to the landscaped rear garden and patio area. The front aspect living room has an attractive art deco ornamental fireplace and internal oak bifolding doors back to the kitchen. Two further reception rooms a utility and cloakroom complete this floor.

Moving up to the first floor you will find a generous landing and substantial master bedroom with dressing room and luxury ensuite bathroom. Two further double bedrooms on this floor also have ensuite bathrooms and built in wardrobes. Up to the second floor and you have another two double bedrooms again with ensuite facilities to both.

Outside you have a gated frontage and extensive off road parking and side access to the garage. Undoubtedly the rear garden is a desirable feature of the property with seating area and patio running across the rear with large lawn beyond with flower and shrub borders and then a further extensive patio/entertaining area at the end all enclosed and private.

For those that are unfamiliar with the town of Wokingham, you'll be pleased to know that it is consistently voted one of the best places to live in the UK making it an ideal place to raise children, retire to or buy your next home.

AT A GLANCE

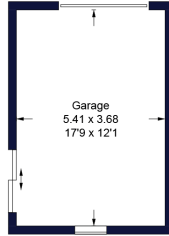
- Town Centre location
- 5 bedrooms
- 5 bathrooms
- 4 reception rooms
- Approximately 1/5th of an acre
- Gated driveway and garage
- Council tax band G Wokingham
- Broadband Ultra fast 1000 Mbps
- Satellite / Fibre TV BT, Sky, Virgin
- Mobile EE, Vodafone, O2, Three



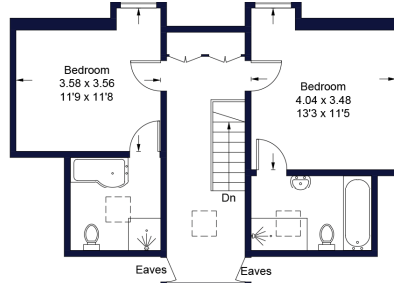


Reading Road

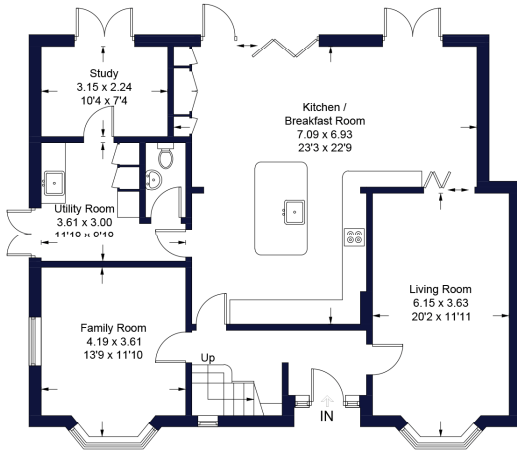
Approximate Gross Internal Area Total = 262.5 sq m / 2825 sq ft
Garage = 20.0 sq m / 215 sq ft
Total = 282.5 sq m / 3040 sq ft



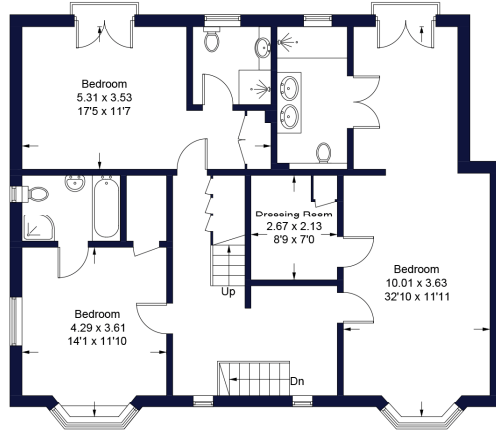
(Not Shown In Actual Location / Orientation)



Second Floor
Sq m 50.0 / Sq ft 538



Ground Floor
Sq m 106.1 / Sq ft 1142



First Floor
Sq m 106.4 / Sq ft 1145

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1120169)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	80
	EU Directive 2002/91/EC		



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