



EASTHEATH AVENUE, WOKINGHAM, BERKSHIRE, RG41 2PJ
£950,000 FREEHOLD

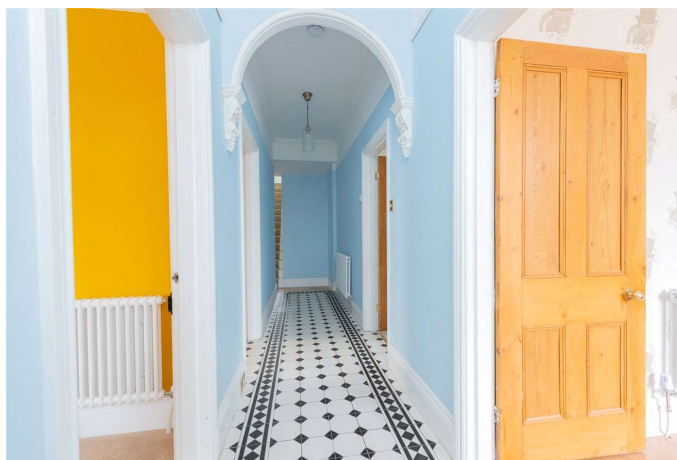
Winkworth



EASTHEATH AVENUE

On the ground floor is a covered entrance porch with a stained glass door giving access to the entrance hall with beautifully tiled flooring. Stripped pine doors give access to the three ground floor bedrooms and luxury family bathroom with exposed pine flooring, free standing central bath with His and Hers wash hand basins, enclosed shower cubicle, w.c. and feature fireplace. The inner hallway gives access to the rear aspect kitchen/breakfast room with a magnificent vaulted ceiling and travertine flooring finished in a range of painted eye and base level storage units with oak effect work surfaces. There is also a range style cooker, free standing American style fridge/freezer and a further complement of integrated appliances. The adjoining utility room enjoys the continuation of the travertine flooring, newly fitted storage cupboards, plumbing and space for washing machine, door to the side and further door to the cloakroom. The rear aspect living room has double opening doors to the garden, a feature log burning stove and natural wood finished flooring.

On the first floor is the master bedroom with a large walk-in wardrobe and separate shower room with access to the large walk-in loft space with potential for further living accommodation, subject to the necessary planning consents being granted. The property benefits from a combination of radiator and under floor heating and an array of solar panels.



Outside, one of the main features of the property is the significant plot with a large gravelled driveway to the front providing extensive off road parking, which extends further to the side. To the rear of the property is a substantial stone patio area with beautiful garden beyond laid mainly to lawn with established flower and shrub beds, enclosed by fencing and mature hedging and enjoying a good degree of seclusion. There is a workshop with double opening doors, light and power and adjoining home office/gym for those looking to work from home.

EPC: C

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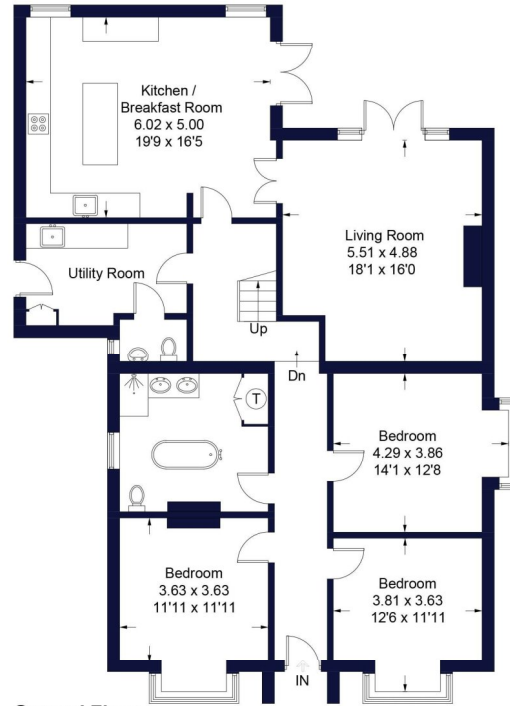




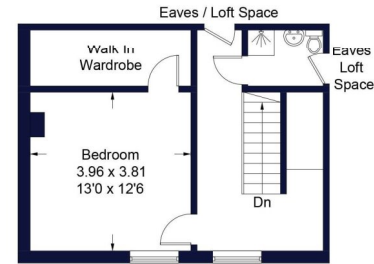
Eastheath Avenue



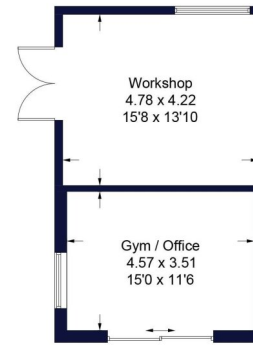
Approximate Gross Internal Area Total = 187.8 sq m / 2021 sq ft
Outbuilding = 37.3 sq m / 401 sq ft
Total = 225.1 sq m / 2422 sq ft



Ground Floor
Sq m 148.2 / Sq ft 1595



First Floor
Sq m 39.6 / Sq ft 426



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID993175)

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