



RECTORY ROAD, BERKSHIRE, RG40

**Winkworth**





## RECTORY ROAD, BERKSHIRE, RG40

Those looking for potential in a prime town centre location will find it hard to beat this spacious detached home. Sitting in a plot in excess of 1/4 acre, the existing home will suit many who wish to enjoy the benefits of town centre living. The flexible accommodation could easily be adapted to provide a self-contained annexe and for those with a need for more space the house could, subject to planning, be significantly extended to create a much more substantial dwelling.

In its current configuration there is a large reception hall which leads to a dual aspect living room and a spacious kitchen/dining room, beyond this is a family room and home office away from the hubbub of the main house.

On the first floor there are 4 good sized bedrooms and a family bathroom.

Accessed over an attractive brick paved apron and through brick pillars the sweeping shingled driveway provides parking for a significant number of vehicles, there is also a sizable single garage with a workshop at the rear.

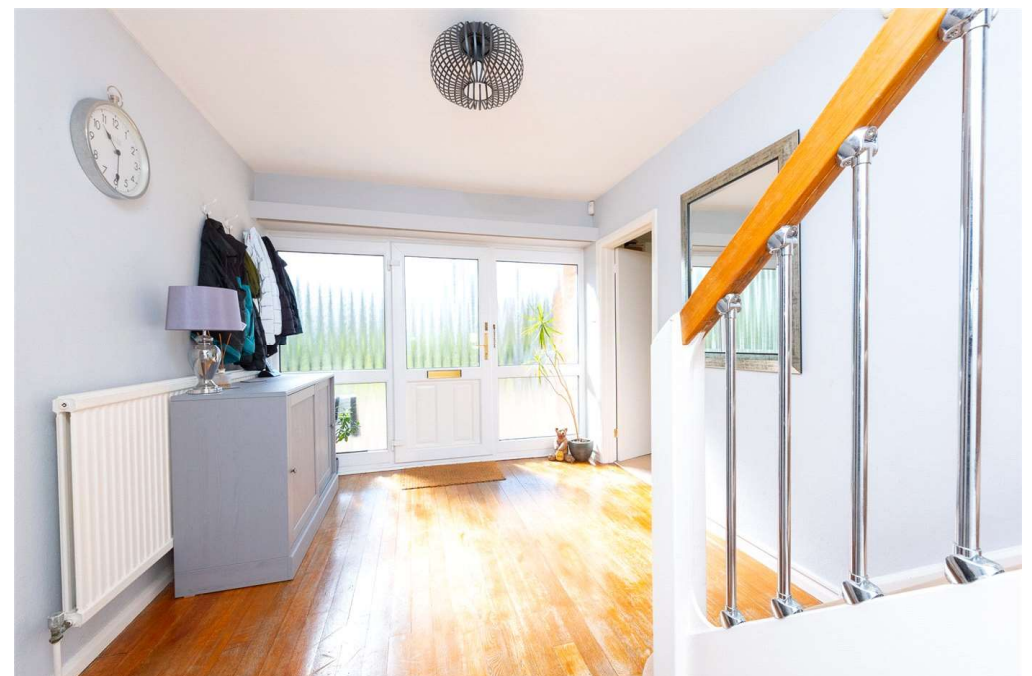
A further lawned garden with mature trees and hedges provides a good degree of seclusion.

At the rear is an extensive partially covered sundeck with the majority of the garden being laid to lawned with some mature trees and hedges interspersed with a natural screen provided at the end of the garden affording a large degree of privacy.

There is a timber chalet and even a tree house and the whole garden is secured by timber fencing and outside water tap and lighting.

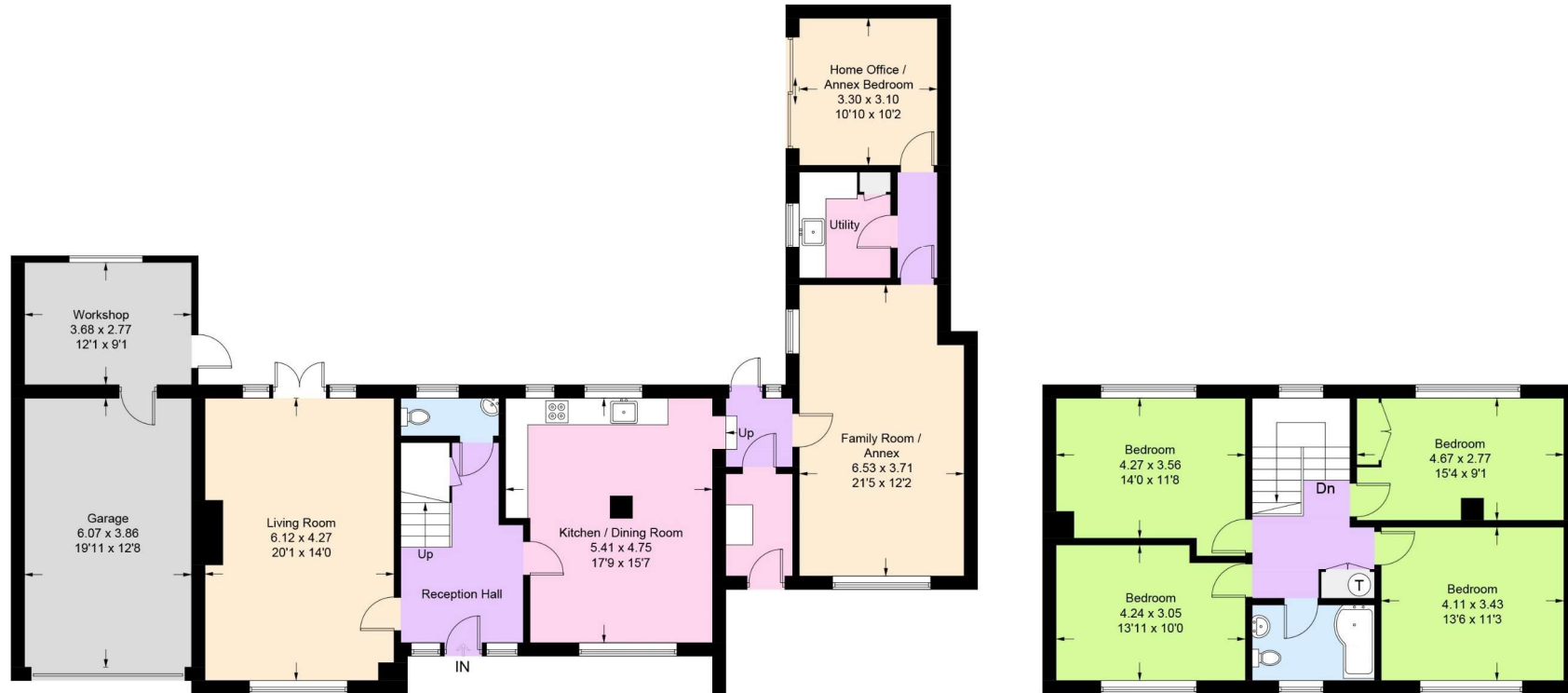






# Rectory Road

Approximate Gross Internal Area = 189.4 sq m / 2039 sq ft  
 Garage / Workshop = 34.1 sq m / 367 sq ft  
 Area = 223.5 sq m / 2406 sq ft



**Ground Floor**  
1260 Sq ft

**First Floor**  
779 Sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID956446)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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