





41 LONDON ROAD, WOKINGHAM, BERKSHIRE, RG40 1YA

£850,000 FREEHOLD

RARE TO THE MARKET, THIS IMPRESSIVE FOUR BEDROOM SEMI DETACHED EDWARDIAN FAMILY HOME IS RICH IN CHARACTER AND CHARM, POSITIONED JUST 300FT FROM WOKINGHAM TOWN CENTRE AND ITS EXTENSIVE RANGE OF AMENITIES.

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DESCRIPTION:

Extended by the current owners, the property offers generous square footage throughout and combines elegant period features with modern enhancements. With further scope to develop or personalise, this home presents an exciting opportunity for a family seeking their forever home. The property also benefits from a double garage/workshop.

A welcoming and spacious entrance hall sets the tone for the property which has it all, with high ceilings and period detail continuing throughout. At the front of the home are two beautifully proportioned reception rooms, both featuring large striking bay windows and original fireplaces.

To the rear, a superb open-plan kitchen, dining and family space creates a fantastic hub for modern family living, complete with bi-fold doors opening directly onto the rear garden. Adjoining this space is a cosy snug with a log burner, ideal for a relaxing evening or additional entertaining area. The ground floor further includes a well-appointed utility room and an additional bathroom.

The impressive landing with tiered levels and period character provides access to four generous double bedrooms. The first floor also offers a stylish family bathroom, along with an ensuite to the master, providing excellent convenience for a busy household.

The rear of the property offers a beautifully maintained garden, ideal for outdoor entertaining, family activities, and gardening enthusiasts. A newly constructed double garage/workshop with electric roller doors provides exceptional storage or workshop space. The property has no registered right of way or formal easement for vehicles over the shared driveway to the side.

Located within catchment for some of the area's most sought-after schools and offering convenient access to transport links including the M4, this is a rare opportunity not to be missed.

AT A GLANCE

- Town Centre Location
- 5 Bedroom Edwardian Semi Detach
- Opportunity to Make Your Own
- Double Garage/Workshop
- Private Parking
- Elegant Period Features
- Ultrafast Broadband 1000mbps
- Satellite/Fibre TV Availability BT, Vi
- Mobile Coverage Vodafone, Three,

Tenure: Freehold

Council Tax Band: F











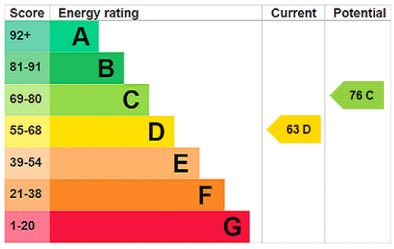


London Road , Wokingham , RG40

Approximate Area = 2386 sq ft / 221.7 sq m

(garage not included)

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.



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