





3 READING ROAD, WOKINGHAM, BERKSHIRE, RG41 1EG

£1,250,000 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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for every step...

Wokingham | 01189 072777 | wokingham@winkworth.co.uk



DESCRIPTION:

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.

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. Undoubtably 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 boarders and then a further extensive patio/entertaining area at the end all enclosed and private.

AT A GLANCE

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

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Reading Road

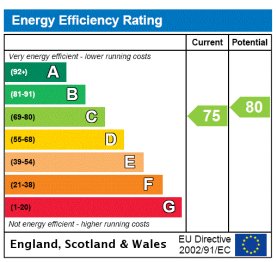
Approximate Gross Internal Area Total = 262.5 sq m / 2825 sq ft
Garage = 20.0 sq m / 215 sq ft
Total = 282.5 sq m / 3040 sq ft

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Illustration for identification purposes only, measurements are approximate,
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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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