





41 LONDON ROAD, WOKINGHAM, BERKSHIRE, RG40 1YA

OIE £1,000,000 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.

Winkworth

for every step...

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



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 substantial plot with land to the rear.

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 and substantial garden, ideal for outdoor entertaining, family activities, and gardening enthusiasts. Beyond the main garden lies an additional piece of land, offering further potential for a variety of uses including redevelopment (STPP).

A newly constructed quadruple garage with electric roller doors provides exceptional storage or workshop space with the addition to private parking. The property has no registered right of way or formal easement for vehicles over the shared driveway to the side but has a separate licensed access to the rear of the property available from the council car park. This is a licence rather than a permanent right of way with a current annual charge of £250.

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 Detached Property
- Opportunity to Make Your Own
- Quadruple Garage/Workshop
- Plot Approaching 1/4 of Acre
- Private Parking
- Elegant Period Features
- Ultrafast Broadband 1000mbps
- Satellite/Fibre TV Availability BT, Virgin & Sky
- Mobile Coverage Vodafone, Three, EE & O2

Tenure: Freehold

Council Tax Band: F

.













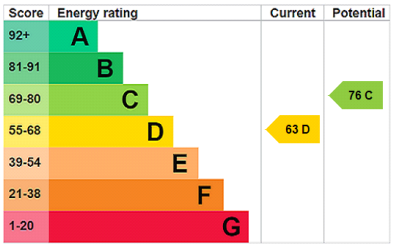
London Road , Wokingham , RG40

Approximate Area = 2386 sq ft / 221.7 sq m

Quadruple Garage = 702 sq ft / 65.2 sq m

Total = 3088 sq ft / 286.9 sq m

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.



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

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £24 per person and this will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable.