

**22 RECTORY ROAD, WOKINGHAM, BERKSHIRE, RG40 1DH**  
**£1,195,000 FREEHOLD**

**THOSE LOOKING FOR POTENTIAL IN A PRIME TOWN CENTRE LOCATION  
WILL FIND IT HARD TO BEAT THIS 4 BEDROOM DETACHED HOME.**

**Winkworth**

Wokingham | 01189 072777 | [wokingham@winkworth.co.uk](mailto:wokingham@winkworth.co.uk)

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





#### DESCRIPTION:

Situated on one of Wokingham's most sought-after roads is this 4 bedroom detached family home just a short walk from Wokingham Town Centre. Offered to the market with no onward chain, the property provides both immediate convenience and exciting potential for future enhancements.

This well-positioned home offers flexibility for buyers, whether wishing to enjoy the existing layout or explore the opportunity to extend and create a truly bespoke family residence (subject to the necessary consents).

Upon entering, you are welcomed into a spacious and inviting entrance hall with stairs to the first floor, the dual aspect living room spans from front to rear and features a character fireplace and doors opening onto the garden.

A separate dining room provides a formal setting for family meals, while the fitted kitchen, positioned at the rear of the property, enjoys pleasant views over the garden and offers ample storage and worktop space. From the kitchen there is access to a useful utility area and large tandem-length garage, providing excellent practicality and storage.

The first floor comprises four double bedrooms, with the principal bedroom benefiting from an en-suite bathroom. The remaining three bedrooms all feature built-in cupboards and offer ample space for additional furniture making them ideal for family living or home working.

To the rear is a generously sized and thoughtfully planted garden with mature shrubs and borders, creating a private and established outdoor setting. To the front, the property enjoys a substantial lawned area alongside an extensive driveway providing parking for multiple vehicles.

Perfectly positioned, the property is within Wokingham town centre, with its mainline train station, and a wide range of amenities. Cantley Park, with its 75 acres of open parkland and sporting facilities, lies just to the north, while excellent road connections via the A329M and M4 are easily accessible to the east of town.

#### AT A GLANCE

- Town centre location
- No chain
- 0.29 of an acre
- 4 bedrooms
- Radiator central heating
- Council tax band F Wokingham
- Ultrafast broadband 1000 Mbps
- Mobile coverage Vodafone, O2, EE & Three
- Scope for extension subject to planning
- Satellite/Fibre TV available BT, Sky & Virgin







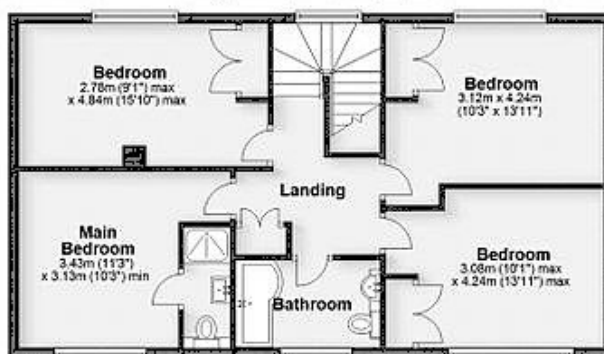
### Ground Floor

Approx. 101.2 sq. metres (1080.8 sq. feet)



### First Floor

Approx. 71.7 sq. metres (771.4 sq. feet)



Total area: approx. 172.9 sq. metres (1861.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.  
Plan produced using Planity

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.co.uk](http://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.

**Winkworth**

for every step...