



**60 PRIEST AVENUE, WOKINGHAM, UNITED KINGDOM, RG40 2LX**  
**£795,000 FREEHOLD**

**SITUATED IN AN EXTREMELY POPULAR ROAD CLOSE TO WOKINGHAM TOWN CENTRE IS THIS EXTENDED DETACHED FAMILY HOME WHICH HAS THE SCOPE FOR FURTHER EXTENSION, SUBJECT TO THE RELEVANT PLANNING PERMISSION.**

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### DESCRIPTION:

Offered with no onward chain and in need of modernisation the accommodation comprises of entrance hall, living room leading into the dining room, kitchen with utility room off. Upstairs there are four double bedrooms, family bathroom and separate WC.

Outside to the front is a block paved driveway providing off road parking with further area of lawn with flower and shrub beds. The rear garden is private with an extensive patio and lawned garden beyond again with flower and shrub borders and green house.

The property offers excellent access to outstanding local sought after schools, shops and amenities and M4 motorway links. The property has driveway parking and a large garden to the rear. With Priest Avenue being such a family orientated area you will find local walks and parks within a short walk.

### AT A GLANCE

- No Chain
- Sought after location
- Close to town
- 4 bedrooms and 2 reception rooms
- Private garden
- Scope for extension subject to planning
- All mains services
- Ultrafast Broadband 1000Mbps
- Council tax band F Wokingham
- Satellite/Fibre TV available with BT, Sky & Virgin



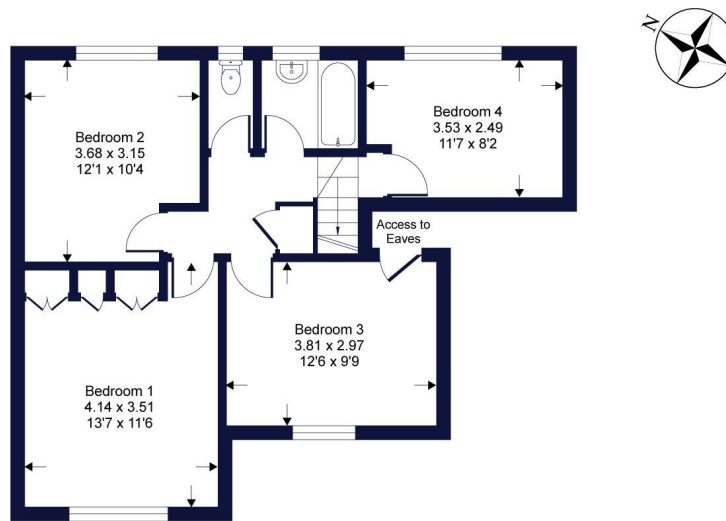




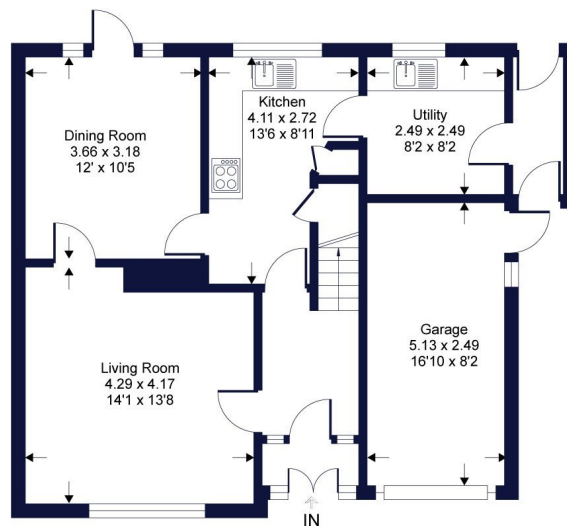
## Priest Avenue

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Approximate Gross Internal Area = 116.3 sq m / 1252 sq ft  
Approximate Garage Internal Area = 12.7 sq m / 137 sq ft  
Approximate Total Internal Area = 129 sq m / 1389 sq ft



**First Floor = 58.7 sqm / 632 sqft**



**Ground Floor / Garage = 70.3 sqm / 757 sqft**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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