



49 BARKHAM ROAD, WOKINGHAM, BERKSHIRE, RG41 2RG
£525,000 FREEHOLD

SITUATED IN WOKINGHAM TOWN CENTRE, 0.2 MILES FROM WOKINGHAM TRAIN STATION, IS THIS CHARMING VICTORIAN 3 BEDROOM TERRACED PROPERTY WHICH HAS BEEN LOVINGLY UPGRADED AND IMPROVED TO A VERY HIGH STANDARD BY THE CURRENT OWNER.

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A brand-new composite front door with privacy glass leads you into the main living room with its double-glazed sash window preserving the original Victorian look along with a feature Stovax multi-fuel stove and quartz hearth. This room sets the tone of the improvements the current owner has done to this property with engineered oak flooring throughout the majority of the house, full rewire, full replaster, new doors, new skirting, new architraves and even new staircases and banisters with bespoke glass, this is a property you can just move into and not worry. The rest of the ground floor accommodation comprises a dining room, a new kitchen which lets in an abundance of light from all the windows and has quartz work tops with groove drainer, induction hob, integrated dishwasher and underfloor heating and finally the bathroom, which once again has been replaced to include alcoves and is finished with oak vanity units and underfloor heating, really making the most of the space.

As you make your way upstairs you'll find two bedrooms, one of which leads upstairs to the second floor where you'll find the master suite with an en suite shower room installed by the current owner to the same high standards of the rest of the property.

To the front of the property there is permitted parking for one car on the road and a landscaped front courtyard style garden with Indian style sandstone, new gate and chippings. The rear garden has been designed to be low maintenance once again with Indian sandstone and an artificial grassed area leading to a further patio area which gets the sun throughout the day. At the bottom of the garden is a fully insulated Garden Studio with fibreglass roof (can be used as a gym, office or other space), full electric, heating, water, sink area (granite worktop), hard wired Wi-Fi, inside and outside lights and high quality speakers. There is also a fully insulated garden shed which could also be used as a small office space with hard wired Wi-Fi and the potential to add a sink/washing machine/dryer as water pipes are added.

The owner has advised that directly outside the property there is permit-only parking, available for residents of 45, 47, 49 and 51 Barkham Road only. NB: This is information you will need to verify

AT A GLANCE

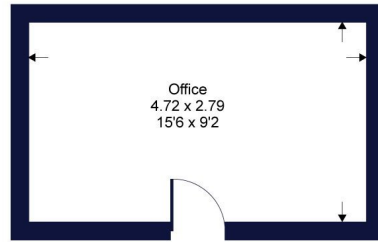
- Victorian three-bedroom terraced home
- Town centre location, 0.2 miles to Wokingham station
- Fully refurbished to a high specification
- Living room with sash window and multi-fuel stove
- Modern kitchen with quartz worktops and underfloor heating
- New double glazing throughout including velux windows
- Bathroom and en-suite finished to a high standard
- Landscaped, low-maintenance front and rear gardens
- Fully insulated garden studio with power and WiFi
- Mains services
- Ultrafast broadband
- Satellite/Fibre TV Available BT, Virgin & Sky
- Mobile Coverage Vodafone, Three, O2 & EE



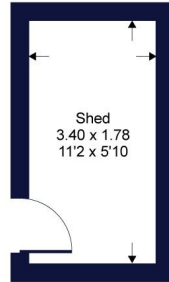
Barkham Road

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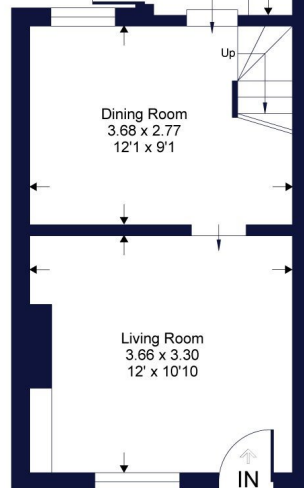
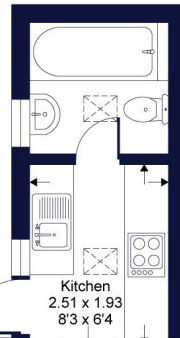
Approximate Gross Internal Area = 75.7 sq m / 815 sq ft
Approximate Outbuildings Internal Area = 19.2 sq m / 207 sq ft
Approximate Total Internal Area = 94.9 sq m / 1022 sq ft



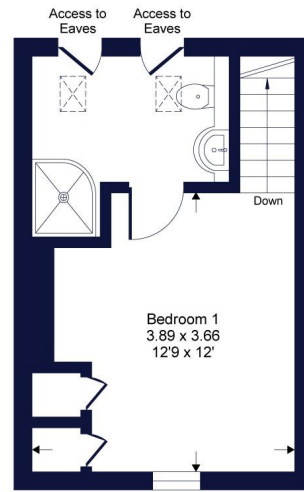
Office = 13.1 sqm / 142 sqft



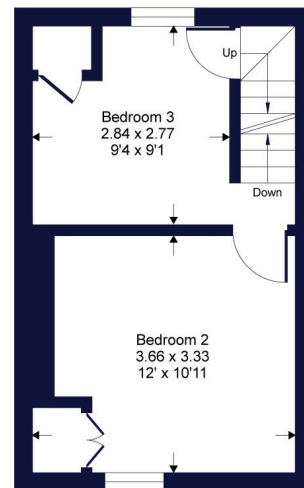
Shed = 6 sqm / 65 sqft



Ground Floor = 31.7 sqm / 342 sqft



Second Floor = 21.1 sqm / 228 sqft



First Floor = 22.7 sqm / 245 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		

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