



**15 EVENDONS LANE, WOKINGHAM, BERKSHIRE, RG41 4AA
£775,000 FREEHOLD**

SITUATED WITHIN EASY WALKING DISTANCE OF THE HIGHLY REGARDED EVENDONS PRIMARY SCHOOL AND WITHIN A MILE OF WOKINGHAM TOWN CENTRE, THIS ATTRACTIVE AND RECENTLY DECORATED TO A TASTEFUL STANDARD SEMI DETACHED SPACIOUS FAMILY HOME OFFERS NEARLY 2000FT OF LIVING SPACE AND OCCUPIES A GENEROUS PLOT WHICH OFFERS VERSATILE ACCOMMODATION IDEAL FOR MODERN FAMILY LIFE.

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DESCRIPTION:

Situated within easy walking distance of the highly regarded Evendons Primary School and within a mile of Wokingham town centre, this attractive and recently decorated to a tasteful standard semi detached spacious family home offers nearly 2000ft of living space and occupies a generous plot which offers versatile accommodation ideal for modern family life. To the front, there is ample driveway parking for 4/5 cars, while the rear garden provides a wonderful outdoor space, complete with a summer house, currently enjoyed as a social and entertaining area.

The ground floor opens into a welcoming entrance hall, leading through to a bright and spacious living room featuring a bay window. This space flows through to a separate dining room, divided by a character log burner and extending into a conservatory that enjoys pleasant views over the garden. The contemporary kitchen/breakfast room is well arranged with ample storage, generous worktop space and a breakfast bar, making it both practical and sociable. A further reception room adds flexibility and would suit use as a family room, home office or playroom. Completing the ground floor is a utility room and cloakroom, created as part of a garage conversion.

Upstairs, the property offers four well-sized double bedrooms, including a spacious principal bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the rear garden is a particular highlight, providing excellent space for children and outdoor entertaining. The outbuilding/summer house, currently arranged as a cinema room, offers a range of potential uses including a home office, hobby room or additional entertaining space. To the front, the property benefits from ample off-road parking along with a garage.

Presented in good order throughout, this appealing home represents an excellent opportunity for families seeking to settle in one of Wokingham's most desirable residential locations.

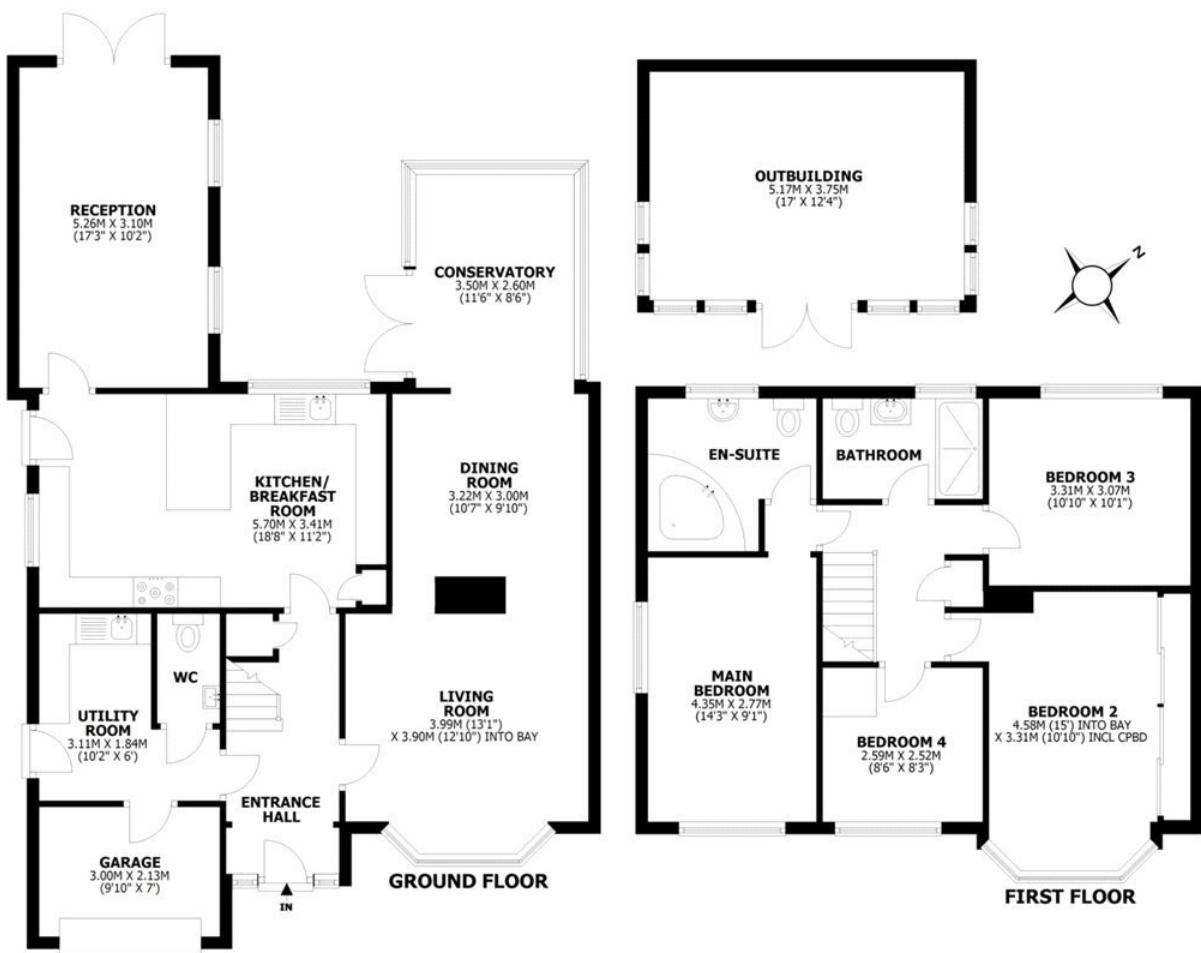
AT A GLANCE

- 1920.3 Sqft
- Semi Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Utility Room
- Summer House
- Evendons Primary Catchment
- Mains services
- Ultrafast Broadband
- Satellite/Fibre TV Available BT, Virgin & Sky
- Mobile Coverage Vodafone, Three, O2 & EE

Tenure: Freehold

Council Tax Band: E





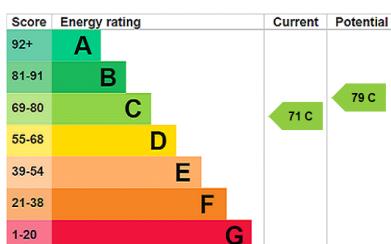
Evendons Lane, Wokingham, RG40

Total internal area: approx. 178.4 sq. metres (1920.3 sq. feet)

Main area: approx. 152.6 sq. metres (1642.8 sq. feet)

Garage: approx. 6.4 sq. metres (68.8 sq. feet), Outbuildings: approx. 19.4 sq. metres (208.7 sq. feet)

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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