



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.

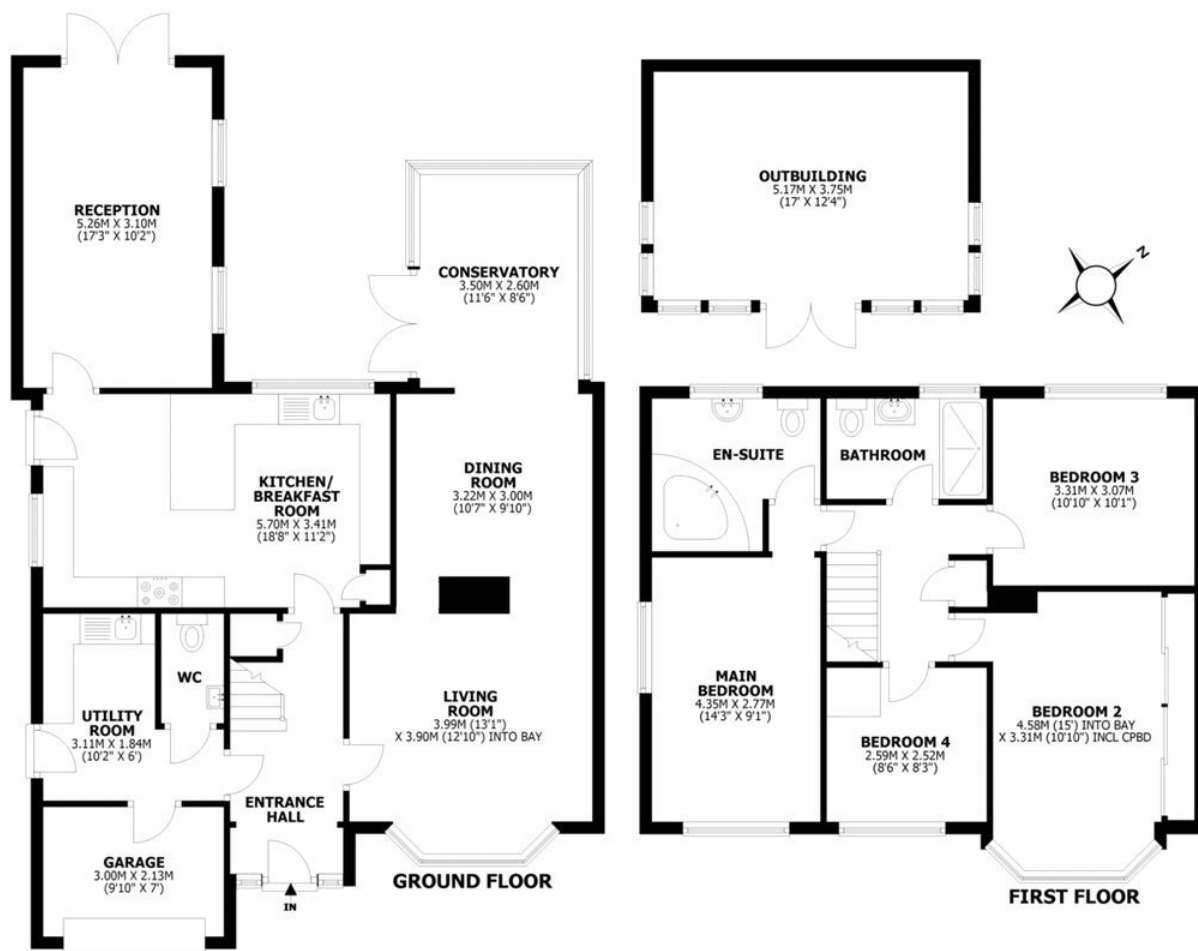
AT A GLANCE

- 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.

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

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