

FOR SALE

£635,000 Freehold



# 14 Budes Gardens, Wokingham, Berkshire. RG40 1PX

- CUL DE SAC LOCATION
- CLOSE TO TOWN CENTRE
- CURRENTLY 4 BEDROOMS
- IDEAL MODERNISATION PROJECT
- GOOD SIZED REAR GARDEN
- NO ONWARD CHAIN





## PROPERTY DESCRIPTION

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A spacious detached bungalow situated on a very generous plot in this quiet cul de sac within easy reach of the town centre. The property has enormous potential for modernisation and is being sold with the benefit of no onward chain.





## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### LARGE ENTRANCE HALL

Access to all rooms and loft, coats cupboard, large airing cupboard

#### LIVING ROOM

4.40m x 6.28m (14' 5" x 20' 7")

Patio doors to rear garden, large bay window with side aspect, radiators, access to kitchen

#### KITCHEN

3.64m x 3.30m (11' 11" x 10' 10")

Rear door to garden and boiler cupboard, window with side aspect, range of eye level cupboards with built in extractor, built in double oven, preparation surface with drawers and cupboards under, four ring gas hob, stainless steel sink with drainer, space for washing machine, fridge/freezer, pantry cupboard

#### BEDROOM ONE

3.70m x 4.14m (12' 2" x 13' 7")

Windows with front and side aspect, radiator, access to Jack and Jill en-suite shower room

#### EN-SUITE SHOWER ROOM

Window with front aspect, fully tiled walls, shower cubicle, WC, hand basin with mixer tap, double radiator

#### BEDROOM TWO

3.64m x 3.18m (11' 11" x 10' 5")

Window with side aspect, radiator, access to Jack and Jill en-suite shower room

#### BEDROOM THREE

2.66m x 3.94m (8' 9" x 12' 11")

Window with side aspect, radiator

#### BEDROOM FOUR

3.70m x 2.06m (12' 2" x 6' 9")

Window with side aspect, radiator

#### BATHROOM

Windows with side aspect, fully tiled walls, large bath with mixer tap, wash basin with mixer tap, bidet, WC, double radiator

#### BOILER CUPBOARD

With gas fired boiler for hot water and central heating

#### GARAGE

2.86m x 5.28m (9' 5" x 17' 4")

With metal up and over door, light and power and door leading to the property

### OUTSIDE

#### REAR GARDEN

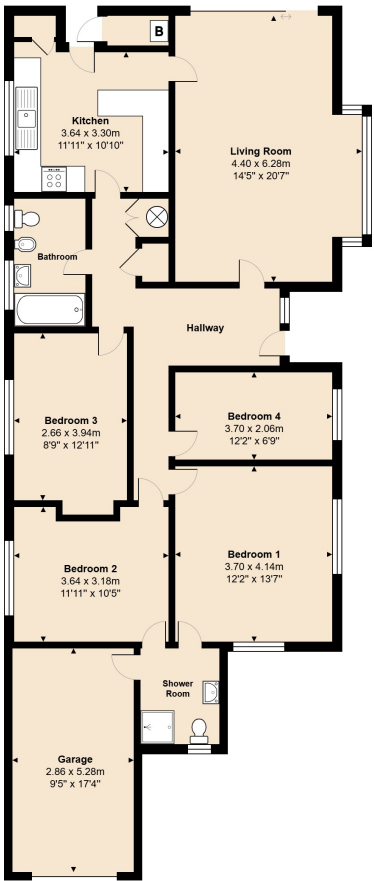
There is a large rear garden which is enclosed by wood panel fencing and is comprised of a lawned area surrounded by flower beds with trees and shrubs. Beyond this is a further wooded area.



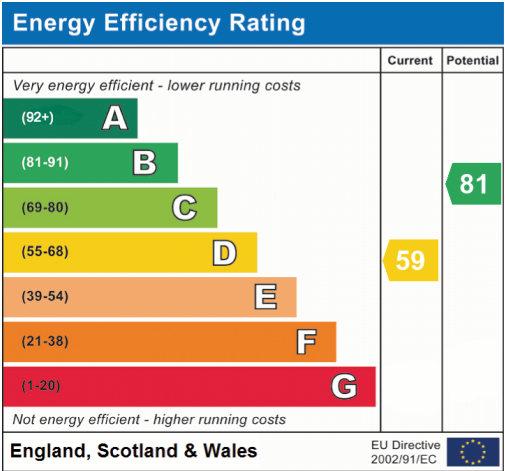
FLOORPLAN & EPC



14, Budes Gardens, RG40 1PX



Total Area: 129.6 m² ... 1395 ft²  
All measurements are approximate and for display purposes only



Binfield  
Forest Road, Binfield, Bracknell, RG42 4HP  
01344 306010  
post@keith-gibbs.co.uk