

## 37, Plough Lane Wokingham RG40 1RQ



A lovely family home with a large mature c.90' rear garden. Located just over one and a quarter miles to Wokingham Market Place, a smartly presented end terrace home offering 998 sq ft of accommodation and an excellent EPC rating of C. On the ground floor you enter the entrance lobby which leads to a living room with double doors leading through to the dining area opening to the extension providing a modern fitted kitchen with roof lantern allowing light to flow in. There is a further separate utility room and downstairs shower room. Upstairs there are three good sized bedrooms and a modern white family bathroom suite. The double doors from the kitchen lead out to the c.90' garden comprising a patio area and the majority being laid to lawn and established shrubs with a secluded second patio at the rear. At the bottom of the garden there are two garages with light, power and up and over doors, plus vehicular parking accessed by a driveway alongside the other end of the terrace. NB The garages do require significant overhaul and there is restricted vehicular access to one of the garages. For more detailed material property information please click on the various brochure links.

**£485,000 Freehold**



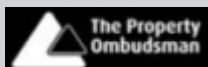
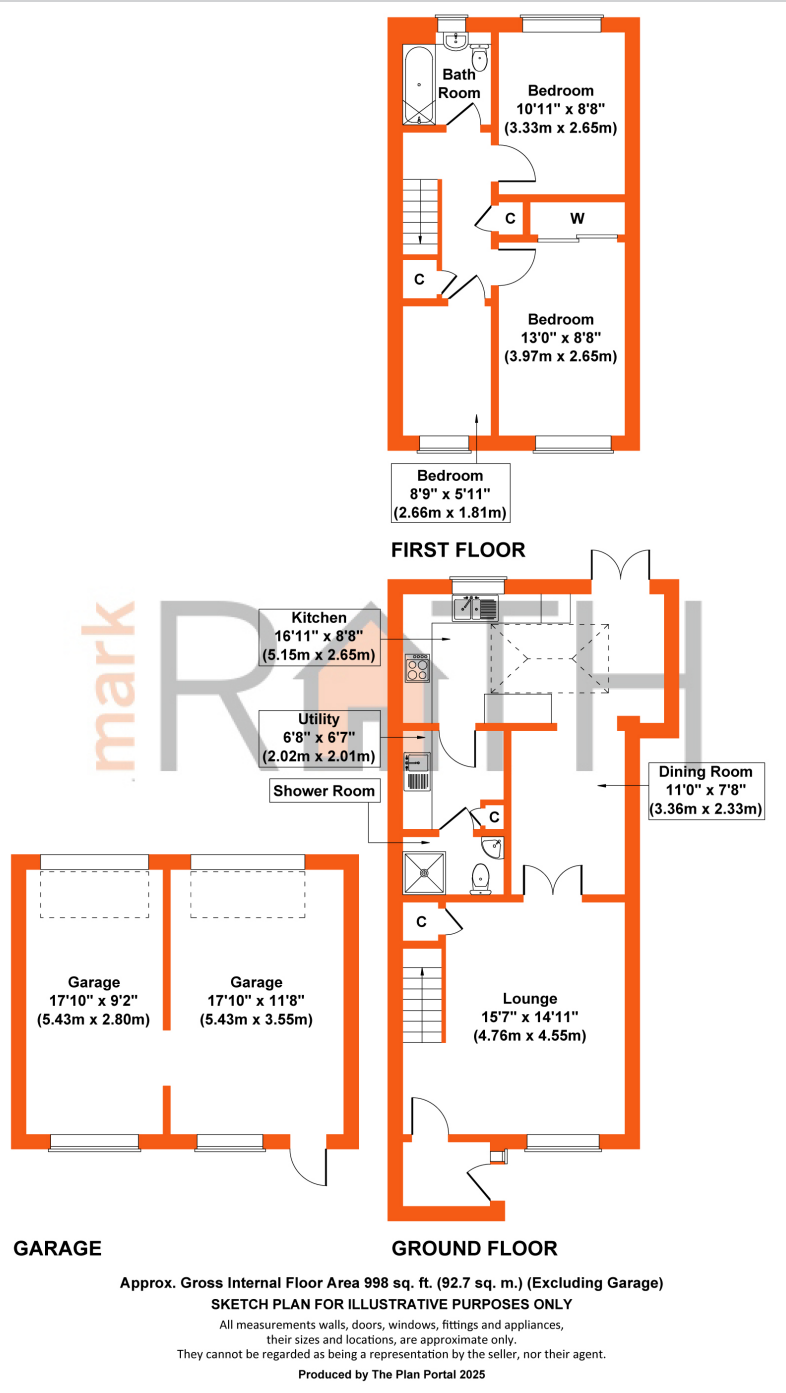






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.