

3, Rectory Road Wokingham RG40 1DJ

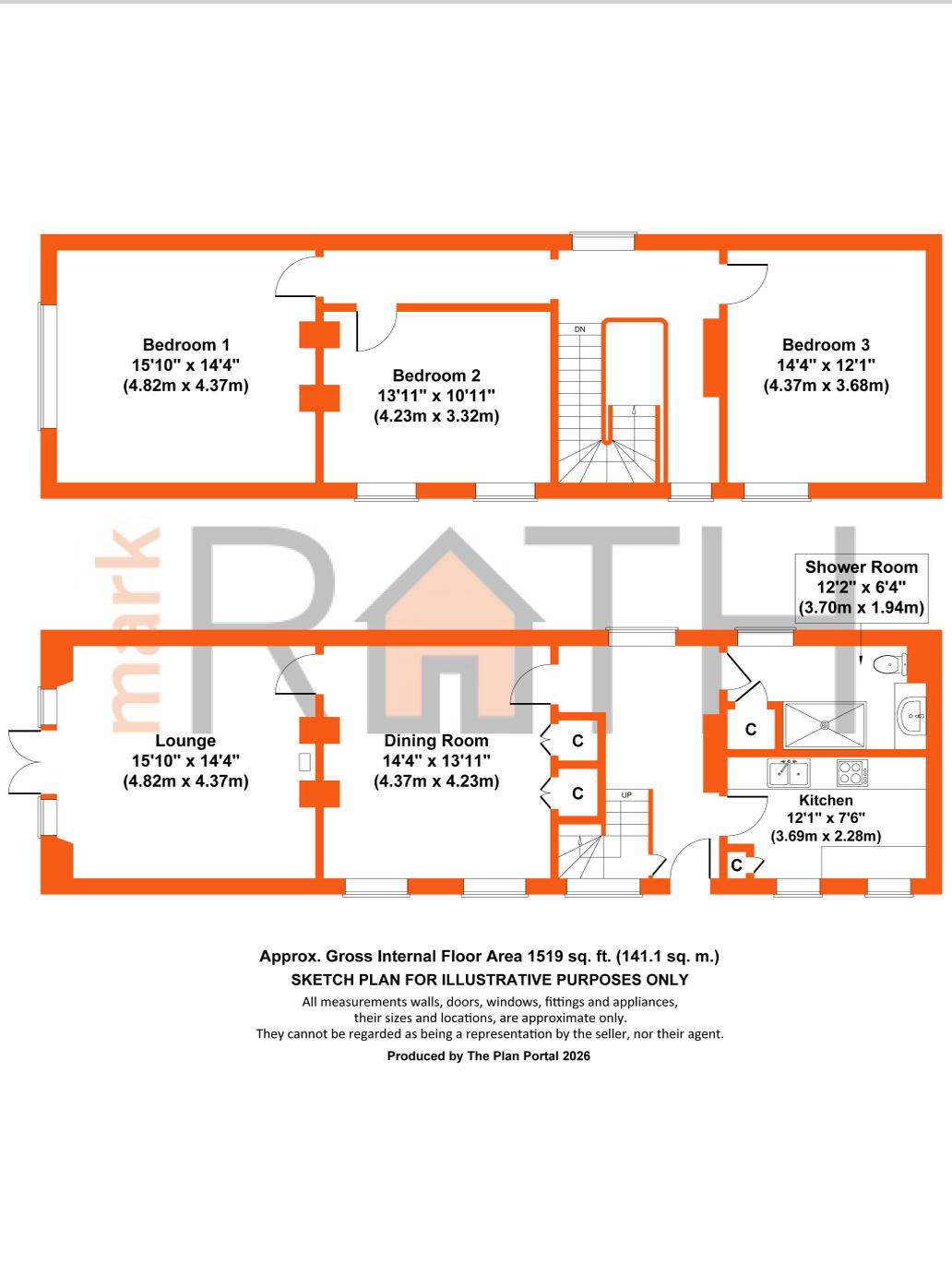


An elegant Grade II Listed mid 19th century semi-detached home in the town centre conservation area yet literally a stones throw from all of Wokinghams amenities. The spacious accommodation which amounts to 1519 sq ft features high ceilings, sash windows and a secluded walled courtyard garden. Whilst all beautifully presented and modernised, with the correct permissions the internal room designations could be altered. Currently there is a reception hall, refitted kitchen with a range of on trend contemporary grey units incorporating a butler sink and breakfast area seating for two. There are two separate reception rooms; the dining room nearest the kitchen features two tall sash windows but could become a fabulous kitchen/dining room and leads through into the lounge with grand fireplace and french doors opening out into the garden. On the first floor there are three generously sized double bedrooms. Currently the modern refitted shower room is located downstairs however it may be possible to move this to the first floor. The seller has a private arrangement to park one vehicle off Milton Road as currently there is no permit parking available. For more detailed material property information please click on the various brochure links.

£575,000 Freehold







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