

47, The Terrace Wokingham RG40 1BP



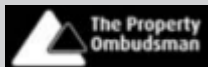
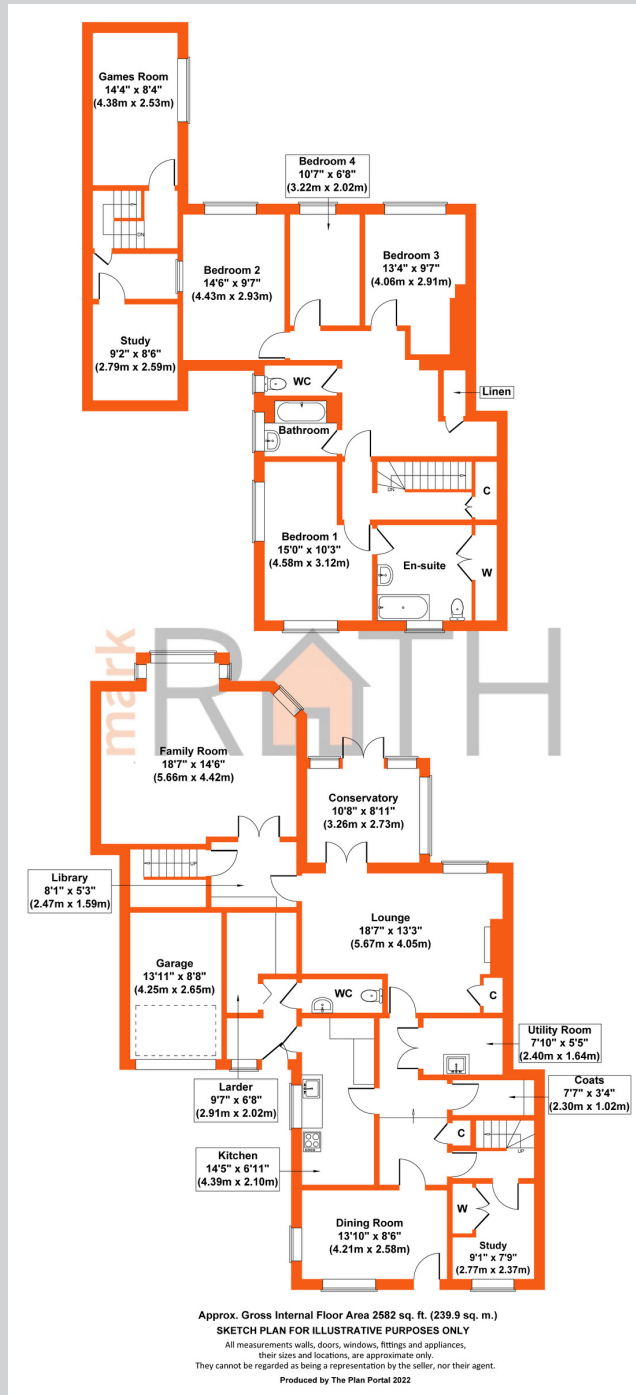
A truly amazing opportunity to become the custodian of and put ones own stamp on a piece of local history being brought to the market for the first time in over 40 years. This handsome Grade II listed 16th Century home with Georgian extension, servants bell board and some exposed internal beams boasts 2582 sq ft of flexible accommodation and the rare feature of driveway parking and garage along with a secluded 80ft rear garden. This extended family home is literally yards from the centre of town and station, with excellent local schools also within walking distance. The accommodation comprises: Dining hall, Study, kitchen, utility room, store room, living room, family room and conservatory. On the first floor the main bedroom features an en suite bathroom, there are three further bedrooms and a family bathroom. A separate staircase on the ground floor provides access to a games room/generous sized home office or even the potential to create an annexe.

£900,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
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.