

70, Evendons Lane WOKINGHAM RG41 4AG



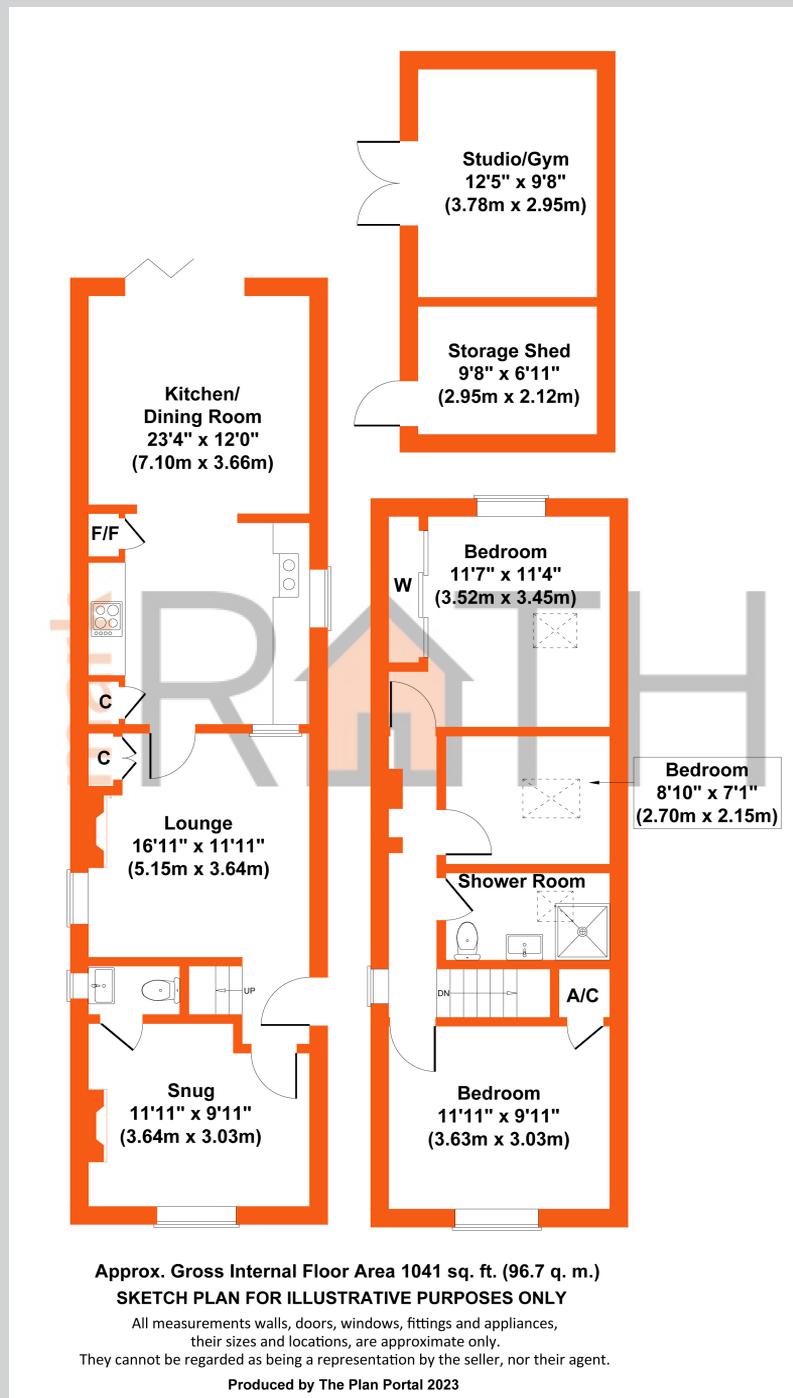
A rarely available detached cottage, within walking distance of the town centre. Beautifully presented and modernised with 96.7 square metres of accommodation, perfectly suited for a growing family or to downsize. Upstairs rooms are of average size, but downstairs will blow you away. There's a cloakroom, cosy rooms for the winter and stylish, bright and airy entertaining spaces, both inside and out, for when you want to party. Downstairs features a warm-feeling living room with fireplace, a centrally located family room with a working fire, opening via a stable door to a handmade, painted kitchen with integrated appliances and wooden work surfaces, all focussed around a five-burner Rangemaster and butler sink. A wide archway opens through to a super-stylish multi-purpose dining/living space with vaulted glass roof and terracotta floor. Wide tri-fold glass doors lead you outside to the simply amazing al-fresco glass-roofed entertaining space, with protection from the elements for 8 people, overlooking a manageable and secluded cottage garden, with a pathway leading down to a useful home office / gym and shed. On the first floor are two generous sized bedrooms, a useful third large single bedroom, and a beautifully fitted fully tiled wet room. At the front there is driveway parking for two cars and ample street parking. Evendons Lane is close to town. Tesco. and the train station. and within a few yards of the popular Evendons Primary School.

£675,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	61	
(39-54)	E		
(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.