

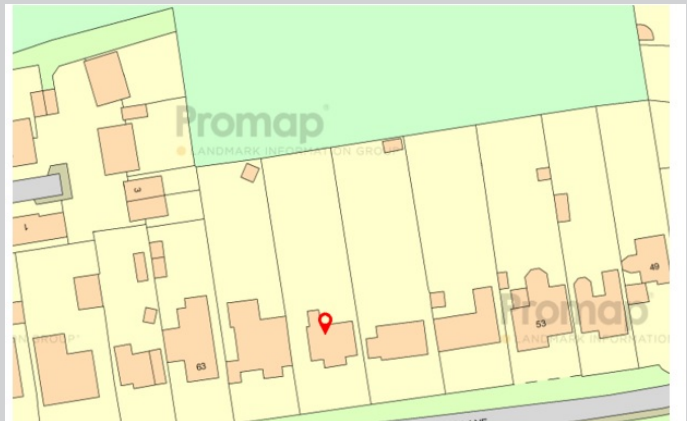
## 59, Evendons Lane Wokingham RG41 4AD



A rarely available detached bungalow occupying a substantial plot of 0.23 acres abutting Leslie Sears playing fields. The single storey accommodation with huge potential to expand and which amounts to 1031 sq ft comprises: Entrance hall with cloakroom, 15ft x 15ft Lounge/dining room, fitted kitchen leading through to a bright and airy sun room, three bedrooms and a refitted shower room. For more detailed material property information please click on the various brochure links.

£695,000 Freehold



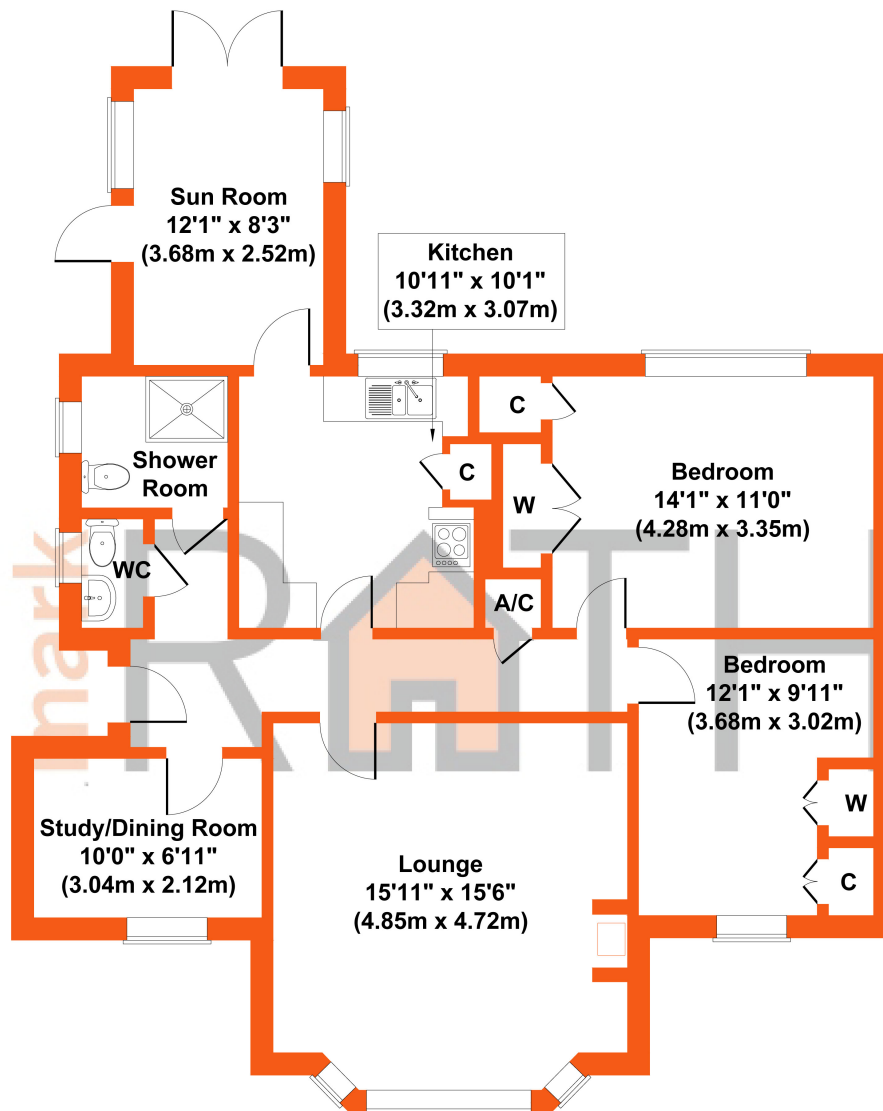






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



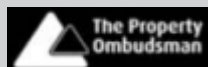


**Approx. Gross Internal Floor Area 1031 sq. ft. (95.8 sq. m.)**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

**Produced by The Plan Portal 2023**



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.