

## 38, Barkham Road Wokingham RG41 2XP



Stunning family living! A spacious and beautifully presented family home having undergone significant extension and renovation by the current owner and lovingly maintained and cared for. The accommodation now provides 1,690 sq ft of internal living space plus a recently added garden room/home office within the rear garden. On the ground floor you enter the entrance hall with the family room to the front aspect. Overlooking the rear garden is the large c.26' living room with similar sized kitchen/dining room, beautifully and comprehensively fitted, which has bifold doors to the garden. There is a further utility room and downstairs cloakroom. On the first floor there is the master bedroom with built in wardrobe and newly fitted ensuite shower room. There is a further modern family bathroom and three bedrooms. There are still character features remaining throughout combining with the modern contemporary theme to give a lovely family home feeling. The front is enclosed with an attractive brick wall with driveway parking for at least three vehicles with the area of lawn enclosed by timber fencing to provide a secure additional garden area. At the rear is a south easterly private garden comprising new patio, mostly laid to lawn with mature shrubs and trees and the garden room. There is uPVC double glazing and gas radiator heating with an EPC rating C. Wokingham town centre is c.half a mile walk and provides conveniences including a Waitrose

**£760,000 Freehold**

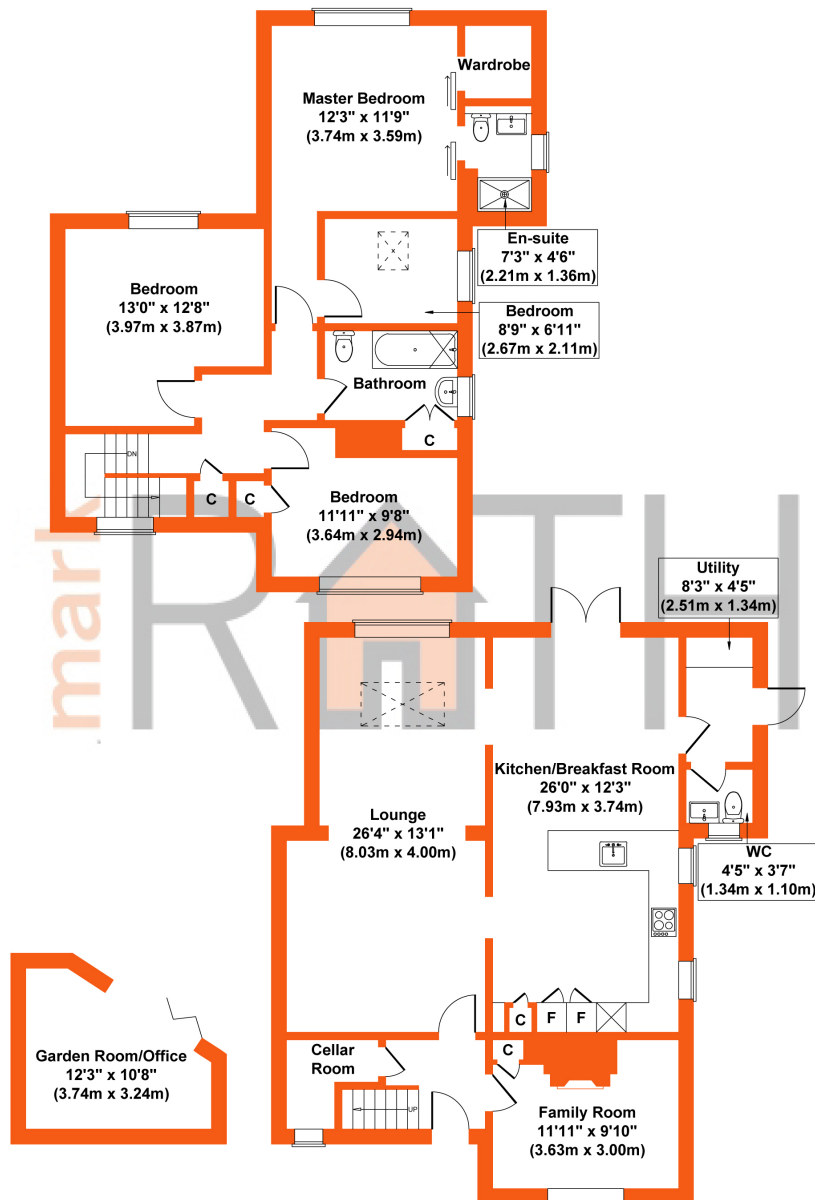








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

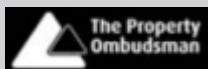


Approx. Gross Internal Floor Area 1690 sq. ft. (157.0 sq. m.)(Excluding Garden Room)

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 2025



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.