

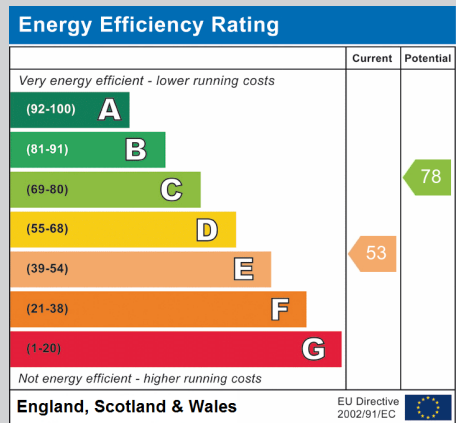
## 23, Sturges Road Wokingham RG40 2HG



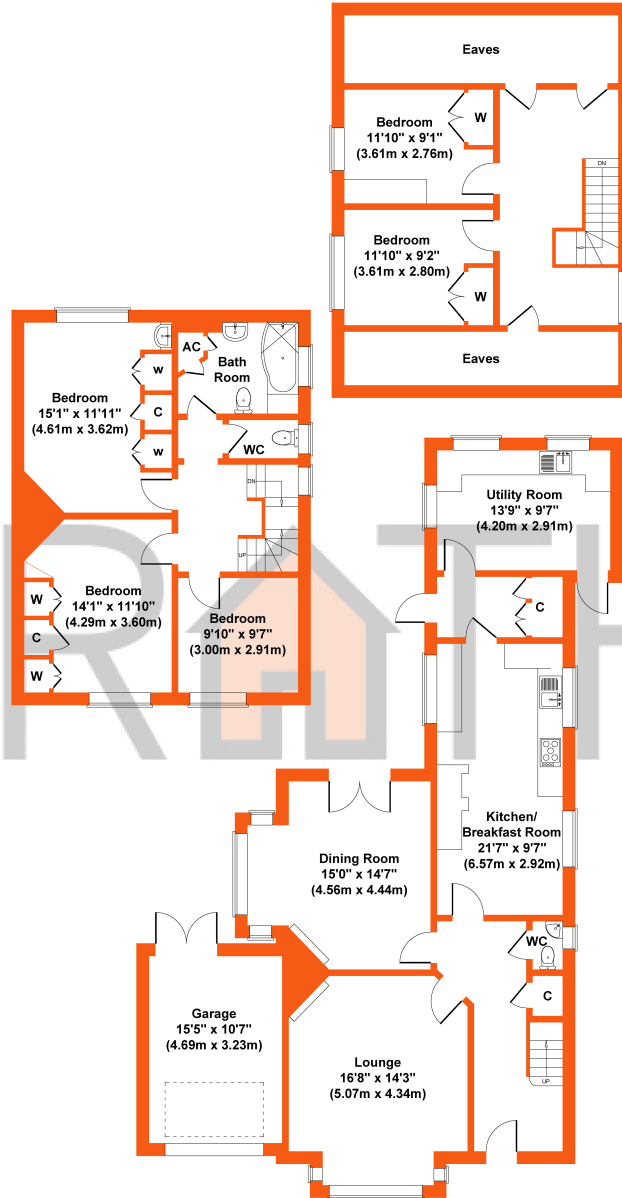
A characterful detached family home with some lovely 'Arts & Crafts' inspired features such as fireplaces, door handles and finger plates with 2030 sq ft of accommodation within a very short walk of the town centre. The property occupies a substantial south west facing plot of 0.17 acres with driveway parking and attached garage. The spacious well balanced accommodation which spans three floors comprises: Generous sized entrance hall with cloakroom, lounge with fireplace, dining room with fireplace, 21ft kitchen/breakfast room leading through into a spacious utility room. On the first floor there are two large double bedrooms, one small double and a family bathroom. On the top floor there is a useful landing area and two further bedrooms. To the side of the property an attached drive through garage. An extensive patio area leads down to the lawn beyond, in all extending to approximately 135 ft. Towards the bottom is a tranquil Rose Garden and large timber garden shed.

£1,100,000 Freehold





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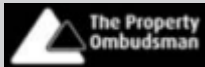


Approx. Gross Internal Floor Area 2037 sq. ft. (189.2 sq. m.)

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.