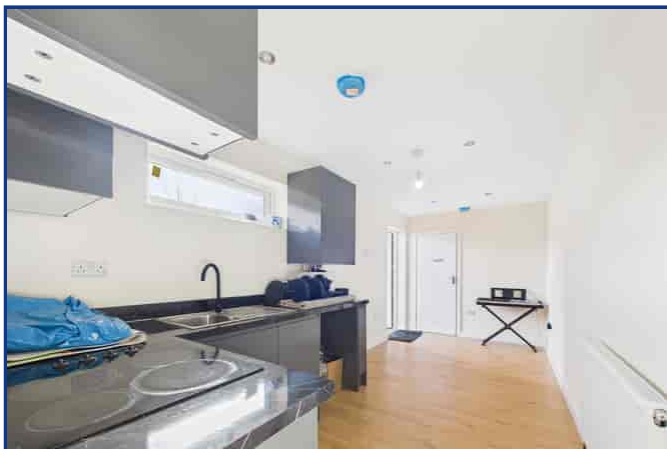
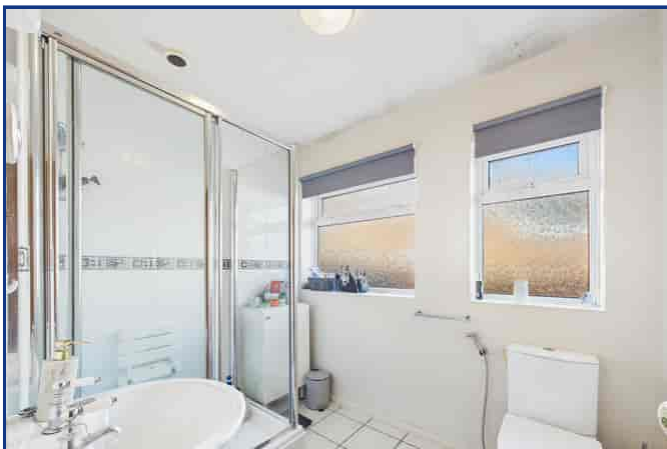


50 Scots Drive, Wokingham, Berkshire. RG41 3XE.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
www.arins.co.uk



50 Scots Drive, Wokingham, Berkshire. RG41 3XE

£650,000 Freehold

NO ONWARD CHAIN Arins Property Services are pleased to offer for sale this very well maintained detached bungalow situated in a popular location just to the west of Wokingham in central Berkshire. The accommodation comprises hall/lobby, open plan hallway which can be converted into a separate bedroom or reception, inner hallway, two bedrooms, family bathroom, living room and kitchen. Outside is a separate detached self contained annex which benefits from open plan living/kitchen area, bedroom, bedroom/study and bathroom. To the outside there is allocated parking for both the main residence and annex and the annex can be rented separately STPP. There is a rear garden mainly laid to lawn, patio area and a newly erected garden shed/store. The location is fabulous as it is situated close to all local amenities, as Wokingham is only a ten minute drive away. There is a regular bus service within walking distance where you can catch a service between Reading, Wokingham and Bracknell. For the commuter the A329M can be accessed within a ten minute drive and Wokingham mainline railway station offers the commuter access to London Waterloo and Reading with onward connection to London Paddington via the Elizabeth line. The property benefits from gas central heating and double glazing. We believe this property would suit a larger family or a buyer looking for separate accommodation for relatives or as an investment, as the annex would provide a good rental income. With permission for loft conversion from council, you have the flexibility to extend upstairs. EPC to follow.

- Detached bungalow in sought after location
- Separate self contained annexe
- Main residence offers 2/3 bedrooms
- Good size living/dining room
- Driveway parking for approximately 4 vehicles.
- Gas central heating and double glazed
- No onward chain
- Close to all amenities
- Primary and secondary schools within walking distance
- Sainsbury and Morrisons supermarkets close by

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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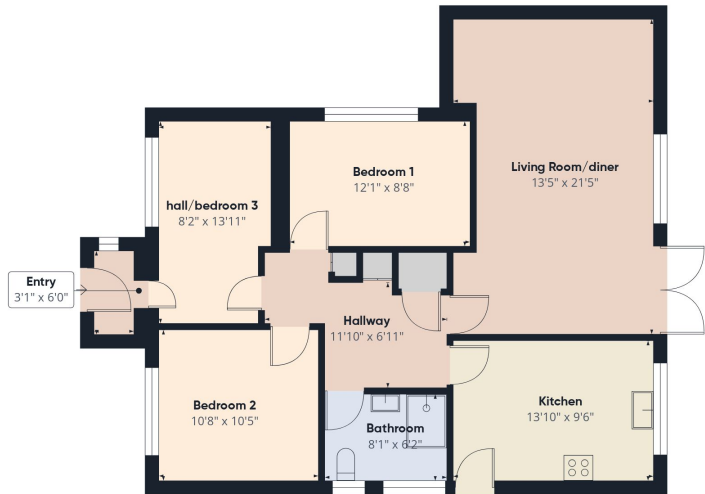


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

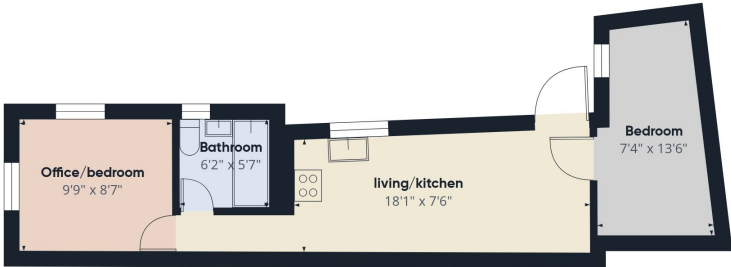
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Floor 0 Building 1



Floor 0 Building 2

Approximate total area^m
1276 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

GROUND FLOOR

Hall/lobby

Hall/bedroom 3

8' 2" x 13' 11" (2.49m x 4.24m)

Inner hall

6' 11" x 11' 10" (2.11m x 3.61m)

living/diner

13' 5" x 21' 5" (4.09m x 6.53m)

Kitchen

9' 6" x 13' 10" (2.90m x 4.22m)

Bedroom 1

8' 8" x 12' 1" (2.64m x 3.68m)

Bedroom 2

10' 8" x 10' 5" (3.25m x 3.17m)

Shower room

6' 2" x 8' 1" (1.88m x 2.46m)

ANNEX

Living/kitchen

7' 6" x 18' 1" (2.29m x 5.51m)

Bedroom

7' 4" x 13' 6" (2.24m x 4.11m)

Office/bedroom

8' 7" x 9' 9" (2.62m x 2.97m)

Bathroom

5' 7" x 6' 2" (1.70m x 1.88m)

Council Tax Band

E