

46, Sturges Road WOKINGHAM RG40 2HE



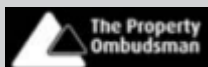
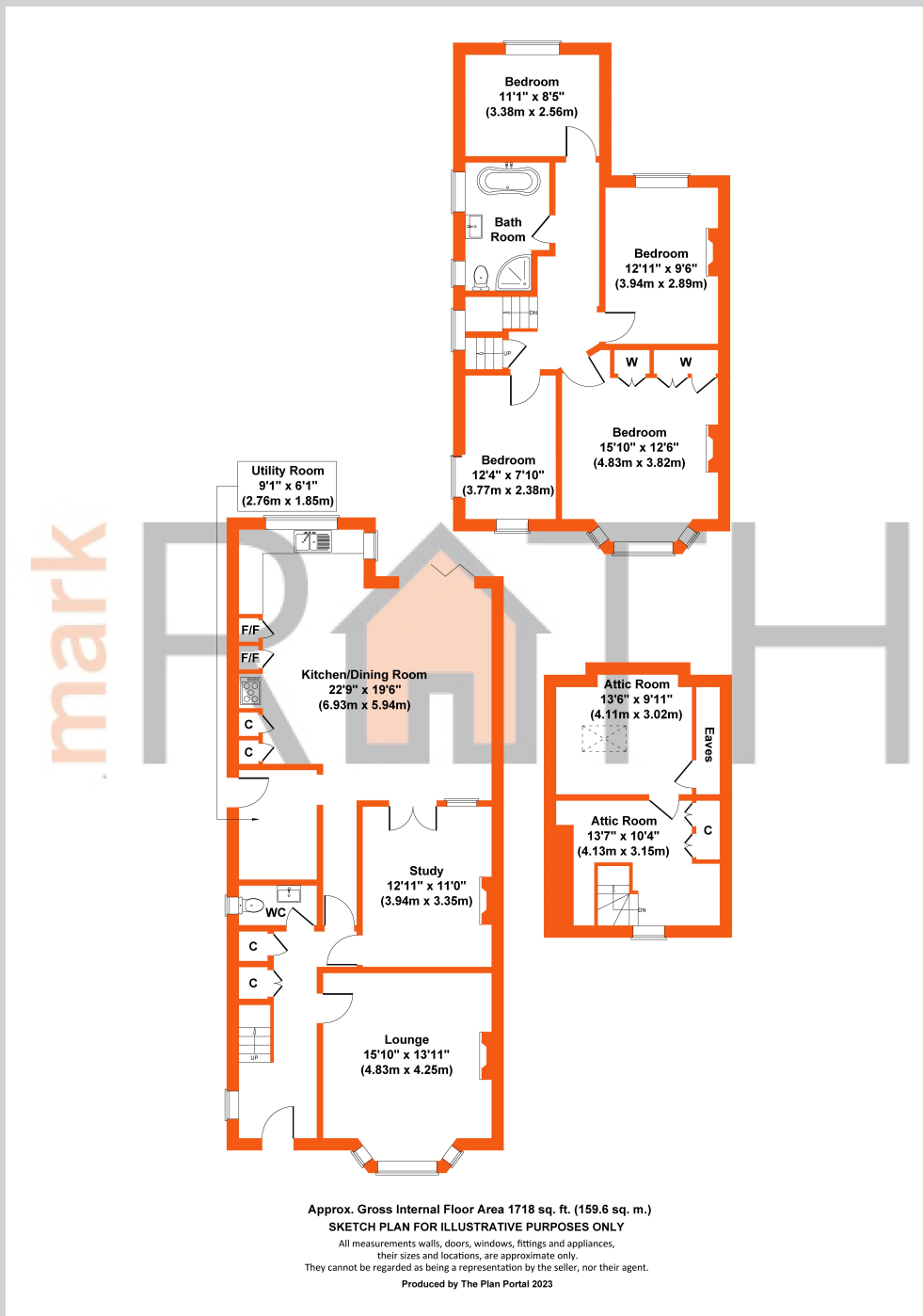
A carefully extended older style semi-detached home with a beautiful c.110 ft garden set in one of the town's best and quietest roads with character features including fireplaces and stained glass windows. The spacious accommodation which amounts to 1718 sq ft comprises: Entrance hall with cloakroom, living room with stained glass bay window and working fireplace, study, utility room and the most amazing 22ft x 19ft open plan refitted kitchen/living/dining space illuminated by two large skylight windows and wide bi-fold doors opening out onto an extensive patio area. On the first floor there are four bedrooms and a lovely refitted bathroom. The rear garden faces north east, offers a good degree of seclusion with one patio immediately approached via the kitchen, the other towards the bottom of the garden enjoying the evening sun. There is a timber garden shed. To the front there is driveway parking for two cars.

£975,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(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.