

13, Sturges Road Wokingham RG40 2HG



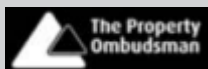
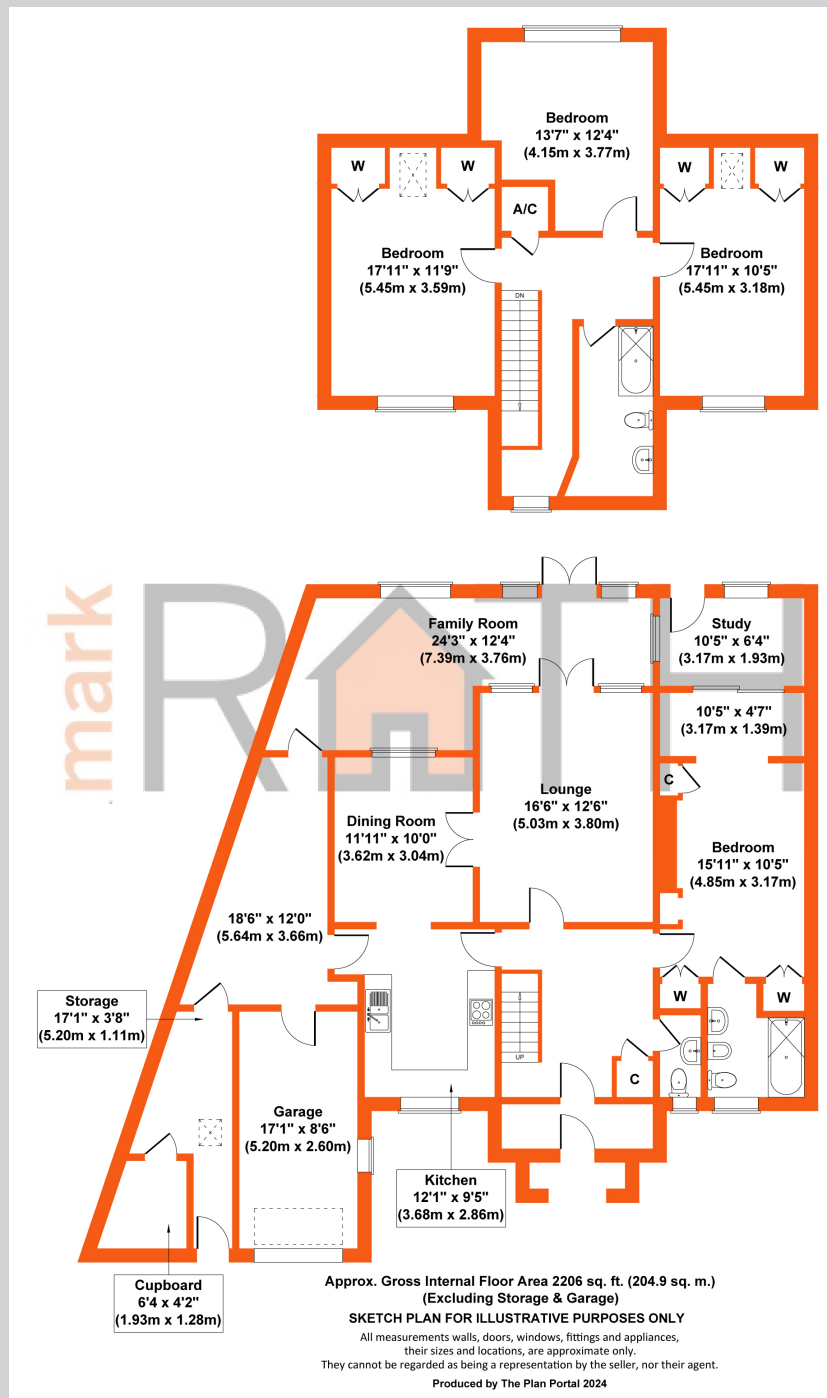
No onward chain. A rarely available detached chalet home in a quiet conservation area setting in one of Wokingham's best town centre roads. Equally convenient for shops, restaurants and gyms within the Town Centre and a short walk to local schools and Wokingham station. This spacious, flexibly laid out home which amounts to 2,206 sq ft features: Covered porch, inner porch, cloakroom, reception hall, living room, dining room, family room, kitchen with adjoining utility room and integral garage and separate storage/access. Additionally, there is a generous sized ground floor bedroom with en suite bathroom and useful study space/conservatory making it ideally suited for multi-generational living. On the first floor, unusually all three bedrooms are large doubles which are served by a spacious family bathroom. The rear garden faces south, southwest and offers a good degree of privacy with a wide decking area leading onto the lawn. To the front, there is an extensive block paved in/out driveway providing parking for numerous vehicles. After over 20 years of happy family ownership, areas of the house require updating to suit more modern tastes. For more detailed material property information please click on the various brochure links.

£875,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(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.