

213, London Road Wokingham RG40 1SP



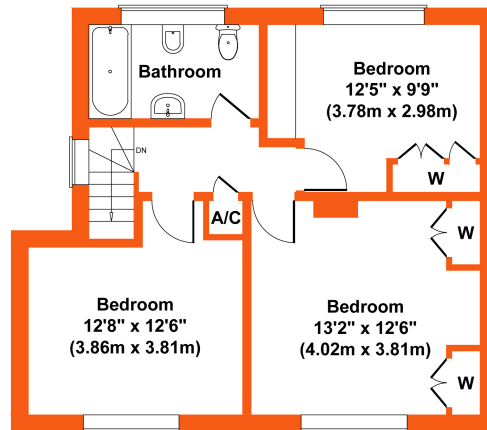
Offered for sale with no chain complications an extended family home occupying a substantial south facing plot of c.0.22 acres, set well back from the London Road behind a mature screen of trees and wide grassed area. The accommodation which amounts to 1410 sq ft comprises: entrance hall, living room, dining room, kitchen, utility room, downstairs shower room and internal access to the garage. On the first floor there are three double bedrooms and a four piece bathroom. The garden is an undoubted feature of the property extending to around 150 ft and offers huge scope for this home to be massively extended and all within a short walk of top local schools and the town centre. For more detailed material property information please click on the various brochure links.

£750,000 Freehold

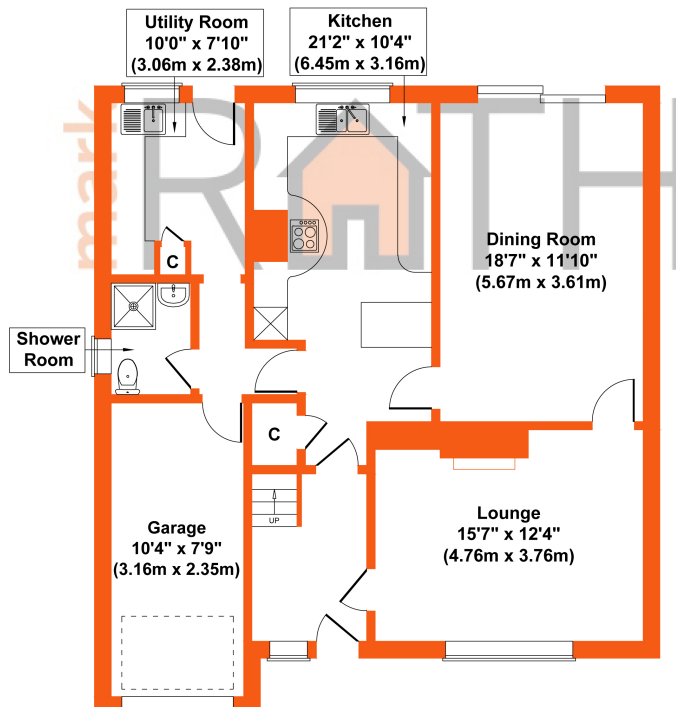




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



First Floor



Ground Floor

Approx. Gross Internal Floor Area 1410 sq. ft. (131.0 sq. m.) (Excluding Garage)

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 2024



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.