



Keith Gibbs
ESTATE AGENTS

579 Reading Road, Winnersh, Wokingham, Berkshire RG41 5HJ

£489,950 - Freehold

Property Summary

A well presented, semi-detached house sitting on a large plot with a re-fitted kitchen and bathroom and large double garage with conversion options. The property is being sold with the benefit of no onward chain

Features

- THREE DOUBLE BEDROOMS
- RE-FITTED BATHROOM
- RE-FITTED KITCHEN
- DETACHED DOUBLE WIDTH GARAGE
- LARGE PLOT
- NO ONWARD CHAIN



Room Descriptions

GROUND FLOOR

COVERED PORCH

With electric vehicle charging point and UPVC part glazed door to entrance hall

ENTRANCE HALL

UPVC windows with side and front aspect, stairs to first floor, radiator, wood flooring, coving, wall mounted thermostat for central heating, door to UNDERSTAIRS UTILITY CUPBOARD with UPVC window with side aspect, preparation surface with tiled splashback, space and plumbing for washing machine, space for dryer,

LIVING ROOM

3.96m x 4.86m (13' 0" x 15' 11")

UPVC window with front aspect, fireplace with marble hearth and wood mantel, coving, wall lights, TV and phone points, radiator arch to kitchen/dining room

RE-FITTED KITCHEN/DINING ROOM

6.40m x 4.0m (21' 0" x 13' 1")

KITCHEN AREA - UPVC and glazed door to rear garden, UPVC window with side aspect, range of eye level cupboards, preparation surface with drawers and cupboards under, one and a half bowl sink with mixer tap and drainer, integrated microwave, integrated fridge/freezer, central island unit with double oven and electric hob with extractor oven and drawers and cupboards under, door to storage cupboard, tiled floor

DINING AREA - UPVC double doors to rear garden, windows with rear aspect, radiator, coving, tiled floor

FIRST FLOOR

LANDING

UPVC window with side aspect, access to loft, doors to all bedrooms and bathroom

BEDROOM ONE

3.92m x 3.98m (12' 10" x 13' 1")

UPVC window with front aspect, coving, radiator

BEDROOM TWO

2.92m x 3.43m (9' 7" x 11' 3")

UPVC window with rear aspect, coving, radiator

BEDROOM THREE

2.52m x 2.43m (8' 3" x 8' 0")

UPVC window with rear aspect, single wardrobe, coving, radiator

RE-FITTED BATHROOM

UPVC window with front aspect, fully tiled walls and floor, white suite with P shaped bath with mixer tap and shower with glazed shower screen, wash basin with mixer tap and cupboard under and wall mounted cupboard over, WC, chrome heated towel rail

OUTSIDE

FRONT GARDEN

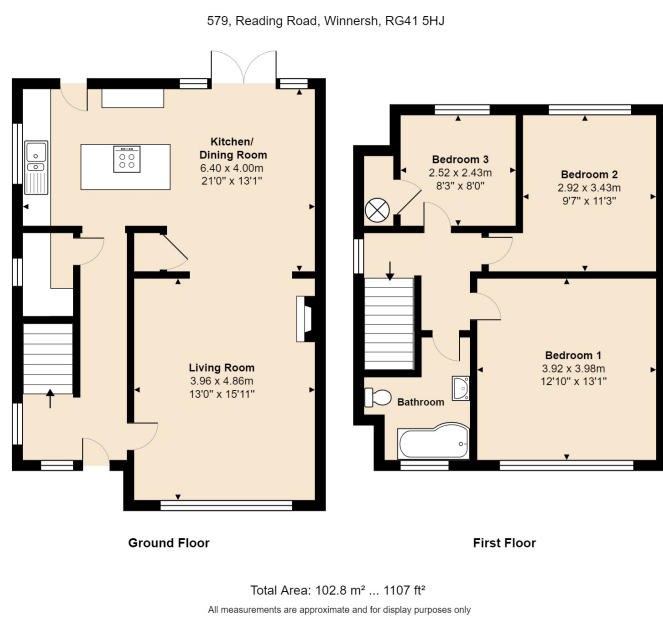
There are electric gates at the front of the property giving access to a large driveway with parking for several cars. There is an area of lawn to the side

REAR GARDEN

The rear garden is enclosed by a brick wall and wood panel fencing and is comprised of a large patio with an Astroturf lawn. There is a LARGE GARDEN SHED next to the garage

DETACHED DOUBLE GARAGE

With twin up and over doors, light and power, parking in front.



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