

38 Whaley Road, Wokingham RG40 1QA



Vacant – no onward chain. Short cul-de-sac
Featuring a good sized triangular in shape rear garden
The house and garden would benefit from some cosmetic improvements

Well placed for local shops, schools and buses into Wokingham Town Centre, A329M about one mile leading to M4 (J10), Reading, Bracknell and M3.

3 bedrooms, bathroom with bath and separate shower cubicle, landing with window, entrance hall, lounge, dining area, conservatory, kitchen/breakfast room (this includes an extension behind the garage), gas fired central heating, single attached garage. Rear garden 75ft max wide x 40ft average depth.

Broadband Speed: Ultrafast 1000Mbps highest available download speed
Ultrafast 1000Mbps highest available upload speed

Energy Performance: Band C71

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or residentialsales@martinpole.co.uk

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DESCRIPTION/LOCATION: A semi-detached house in a short cul de sac and within ¼ mile of local shops and also well placed for schools for all ages including St Crispin's Secondary School. There are other local shops and bus services into Wokingham Town Centre and between Reading to Bracknell. The A329M is about 1 mile providing easy access to the M4 (Junction 10), Reading to the north west, Bracknell and the M3 (Junction 3). Just to the north (about 6 miles) is Twyford with train services on the London (Paddington and Elizabeth lines.) Wokingham Town Centre has a good range of shops and railway services into London (Waterloo) and also on the Guildford/Gatwick line.

The house has the benefit of a single storey extension and would benefit from some cosmetic improvements.

On the first floor:

Bedroom 1: radiator

Bedroom 2: radiator

Bedroom 3: radiator

Bathroom: panelled bath with mixer taps and hand shower, pedestal wash hand basin, low level WC, separate shower cubicle with Triton T80I electric shower, part tiled walls

Landing: with window, radiator and access to roof space

On the ground floor:

Covered canopy:

Entranch Hall:

through Lounge/Dining Room: double aspect, 2 radiators, cupboard, sliding doors to:

Conservatory: with door to garden

Kitchen/Breakfast Room: **Kitchen area** with double oven, split level 4 ring gas hob set in worktop, cupboards and drawers below, 1 ½ bowl stainless steel sink unit, plumbing for dishwasher and washing machine, some wall mounted cupboards, understairs storage cupboard

Breakfast Room area with double radiator, door to garage, door to garden

Outside:

Single Garage: with up and over door, gas and electricity meters, light and power, personal door to breakfast room. Vaillant wall mounted gas fired boiler for central heating and domestic hot water.

Gardens: The rear garden is undoubtedly an important feature. It is 75' wide on the rear boundary, approximately triangular in shape and with an average depth of about 40'. The area in front of 36 and 38 Whaley Road is open plan to enable each property vehicular access to their respective garages. There is some additional unallocated parking on an area of hard standing between the front boundary and Whaley Road. There are no parking restrictions in Whaley Road for additional cars. NB. The gateway beside the garage leading to the rear garden is an informal arrangement with the neighbour.

Services: Mains water, gas, electricity and drainage are available.

Council Tax Band: D

IMPORTANT NOTICE: Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details.

School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Fo: 36975

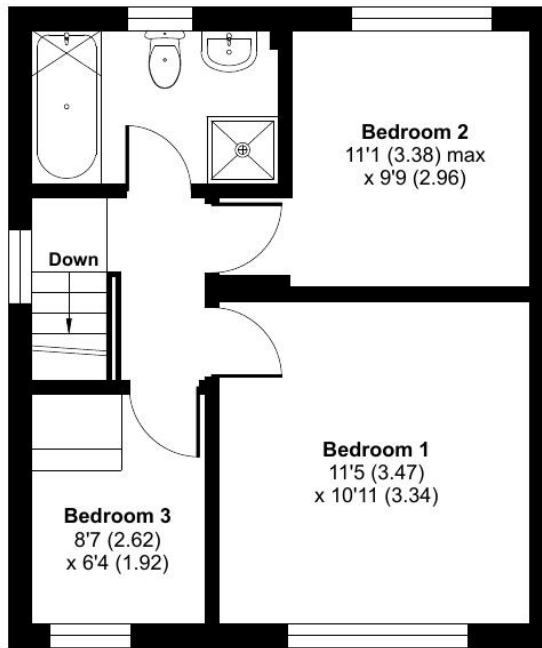
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Approximate Area = 954 sq ft / 88.6 sq m

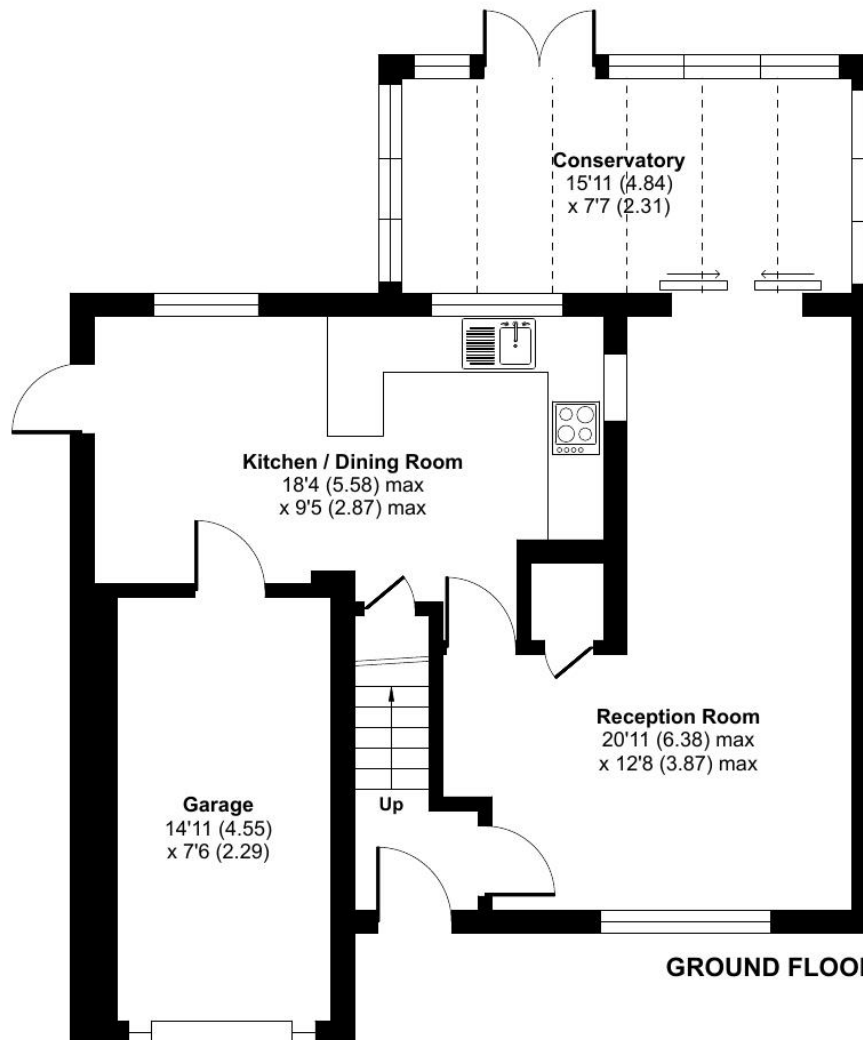
Garage = 113 sq ft / 10.4 sq m

Total = 1067 sq ft / 99 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Wallis House
27 Broad Street
Wokingham
RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

The Auction House
Milton Road
Wokingham
RG40 1DB
T: 0118 979 0460
a@martinpole.co.uk

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

Associated Office:
16 The Parade
Silverdale Road
Earley Reading RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

www.martinpole.co.uk



0118 978 0777