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29 Summerfield Close, Wokingham



Fantastic opportunity to purchase this immaculate and high tech semi-detached home with further potential. Situated within a short cul de sac in Emmbrook, with easy access to schools for children of all ages, local shops, Wokingham town centre and the M4.

3 Bedrooms, Bathroom/Shower Room, Landing, Entrance Hall, Cloakroom, Reception Room, Kitchen, Utility Room – former Garage, Conservatory

The sale is subject to a Grant of Probate

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



Price Guide £530,000 Freehold

29 Summerfield Close, Wokingham. RG41 1PH.

The accommodation comprises:

On the First Floor:

Bedroom 1: full height built-in furniture including partly shelved unit, some half hanging and some full height hanging one unit with mirrored doors, adjoining chest of five drawers, two bedside cabinets each with two drawers, dressing table unit with adjoining chest of six drawers.

Bedroom 2: with triple glazed window, virtually full height wardrobes with three sliding doors (one mirrored) – part hanging part shelved.

Bedroom 3: most recently used as a study with desk unit, cupboard, set of four drawers and set of two drawers, recessed lights, triple glazing.

Bathroom/Shower Room: panelled bath with shower attachment, separate shower cubicle, wash basin with cupboards below, low level W.C., wall mounted cupboards, heated towel rail, walls part fully tiled, part half tiled, remote control roller blinds.

Landing: access to roof space which is partly boarded and includes a roof light, recently refitted staircase surround with newel posts, handrails and reinforced glass.

On the Ground Floor:

Entrance Hall: with radiator.

Cloakroom: with wash hand basin, low level W.C., heated towel rail.

Reception Room: with refitted fireplace surround and inset gas fire, double doors and window overlooking and leading to the conservatory, large understairs cupboard.

Kitchen: a hi tech and recently refitted kitchen including sink unit set in worktop Neff double oven including water tray, integrated Neff dishwasher, integrated refrigerator, extensive range of wall mounted cupboards with recessed lights, split level hob.

Utility Room former Garage: the garage has been adapted to provide a utility room including stainless steel sink unit set in worktop with cupboards and drawers below, Miele washing machine and adjoining tumble dryer, further worktop and cupboards and drawers below, two ranges of wall mounted cupboards, Viessmann wall mounted gas fired boiler for central heating and domestic hot water, personal door to side.

Conservatory: with high ceiling with light sensitive roof glass and two opening roof lights, two radiators, door to garden.

Outside:

Garage – as detailed above. Has for many use years been used as a utility room. It could be converted to a new kitchen, additional reception accommodation or returned to its former use.

Rear Garden: There is pedestrian access from the front to the rear garden, which has been landscaped and includes an area of lawn, raised patio, garden shed and many established shrubs. The front garden includes a driveway with pavements suitable for parking at least one if not two cars and an area of lawn, which could be reduced in size to provide additional parking, if required.

ENERGY EFFICIENCY RATING – D.

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:36857/DCA



APPROX. GROSS INTERNAL FLOOR AREA 1292 SQ FT / 120.03 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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