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Residential & Commercial Estate Agents • Lettings Agents  
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## 2 Lowther Close, Wokingham



In a short cul-de-sac well placed for Emmbrook Schools and shops  
About 1.5 miles to Wokingham town centre and Railway Station  
Regular bus services pass nearby between Reading and Wokingham  
Close to parkland

**Five bedrooms (or possibly even six bedrooms), two bathrooms/shower rooms including bedroom and bathroom on the ground floor, sitting room, dining room, lovely large conservatory, kitchen, small study (approached from bedroom five), good off-road parking, enclosed rear garden**

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or [residentialsales@martinpole.co.uk](mailto:residentialsales@martinpole.co.uk)



**Price £550,000**

## 2 Lowther Close, Wokingham RG41 1JE.

**DESCRIPTION/LOCATION:** Lowther Close is a short cul-de-sac of mainly detached houses off probably the premier road in the Emmbrook area, namely Lowther Road, which has a good number of individual mainly detached houses and with parkland at the Old Forest Road junction. The parkland is the home of Cricket and Football Clubs. Within Emmbrook there are schools for children up to eighteen years of age and local shops within walking distance. Emmbrook is about 1.5 miles to the northwest of Wokingham with regular bus services passing along the Reading Road (about half a mile). Wokingham Station offers services on the Reading/Waterloo and Reading to Guildford/Gatwick lines, whilst just to the north at Twyford there are services on the West of England to Paddington line via Reading. Shortly the new Cross Rail service will also be available from Twyford.

A semi detached house in a short cul-de-sac with four bedrooms and a bathroom on the first floor. The ground floor has been adapted with the former integral garage now bedroom five with small study or potential en suite shower room/bathroom. The well fitted kitchen is at the front of the house and there is also a ground floor bathroom/shower room. Across the back of the house is the lounge and separate dining room and there is a lovely conservatory approached from the lounge. This property therefore offers a certain amount of flexibility with up to four or even five reception rooms on the ground floor including the room approached from bedroom five and the conservatory.

### **The accommodation comprises:**

On the First Floor:

**Bedroom 1:** (FR) double built-in wardrobe, radiator.

**Bedroom 2:** (BR) double built-in wardrobe, radiator.

**Bedroom 3:** (BL) radiator.

**Bedroom 4:** (FL) radiator.

**Bathroom:** panelled bath with mixer taps and hand shower, wash hand basin, low level W.C., heated towel rail. Fully tiled around bath.

**Landing:** access to roof space, airing cupboard with factory lagged tank.

On the Ground Floor:

**Entrance Porch:** with uPVC front door and side window.

**Entrance Hall:** radiator, under stairs cupboard.

**Bathroom/Shower Room:** with large shower cubicle, wash hand basin, low level W.C., heated towel rail, cupboard with plumbing for washing machine.

**Lounge:** with radiator, double doors to dining room, wide doors to

**Conservatory:** part brick built, remainder uPVC double glazed with pitched roof with blinds, part panelled walls, sliding door to garden.

**Dining Room:** with radiator. (NB) This is currently occupied as bedroom 6.

**Family Room/Bedroom 5:** with radiator.

**Study adjoining this area could possibly be converted to an en suite, if required.**

**Kitchen:** a well fitted room overlooking the front, double sink unit set in worktop with cupboards and drawers below and space/plumbing for washing machine, several ranges of wall mounted cupboards, further worktop with cupboards and drawers below and inset five ring gas hob with extractor above, Hotpoint double oven, tiled floor, door to side leading to front and rear garden.

### **Outside:**

Off road parking for three cars.

**The Gardens:** Pedestrian access beside the house to the rear garden, which is well enclosed with fencing and includes lawn with borders and an area of patio. Outside water tap.

**Services:** Mains, water, gas, electricity and drainage are connected. Gas fired central heating.

### **ENERGY EFFICIENCY RATING – D**

**Council Tax Band: D.**

**Viewing:** Strictly by appointment with the Owner's Sole Agents Martin & Pole. T. 0118 978 0777 E [residentialsales@martinpole.co.uk](mailto:residentialsales@martinpole.co.uk)

**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:36798/DCA





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