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Martin & Pole
Established 1846

ESTATE AGENTS

Residential & Commercial Estate Agents • Lettings Agents
Auctioneers • Planners • Management • Surveyors & Valuers

41 Lowther Road, Wokingham



Immaculate order – no onward chain

Lovely established position convenient for schools, shops and local park

Good communications – two railway stations, bus services and M4 all accessible

3/4 Bedrooms, 2 with En Suite Shower Rooms/Bathrooms, Family Bathroom, Entrance Hall, Open Plan Lounge/Kitchen with Lounge area overlooking the garden and Kitchen/Breakfast Room. First floor Home Office/Bedroom 4, Gas Fired Central Heating - some underfloor heating, Single Garage. Frontage about 60 ft and rear garden about 60 ft deep.

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



Price £795,000 Freehold

41 Lowther Road, Wokingham. RG41 1JB.

DESCRIPTION/LOCATION: A superb detached chalet bungalow in one of the very best roads on the outskirts of Wokingham. The property has been skillfully extended and magnificently improved and now features accommodation of an exceptional quality. The high specification kitchen includes granite worktops, whilst the lounge/dining room with feature vaulted ceiling overlooks the gardens. There is some CAT 5 wiring.

Lowther Road is in the Emmbrook area of Wokingham. There are schools for children of all ages some local shops and an occasional bus service between Reading and Wokingham and nearby parkland. The A329 is within half a mile and offers additional bus services and easy access to the A329M, which in turn leads to the M4 motorway. Reading is about five miles to the west.

On the First Floor:

Home Office/Occasional Fourth Bedroom:

On the Ground Floor:

Master Suite:

Bedroom:

Bathroom/Shower Room:

Guest Suite:

Bedroom:

Shower Room:

Bedroom 3:

Bathroom 3/Utility Room:

Entrance Hall:

Open Plan Lounge/Kitchen:

Lounge:

Kitchen/Breakfast Room: featuring granite /worktops and central island with inset sink unit, Falcon induction electric oven and five ring hob with Falcon extractor above, Neff dishwasher, Bosch fridge and freezer, extensive range of wall mounted and base units, laminate flooring in the lounge/dining area with underfloor heating, vaulted ceiling, two sets of double doors leading to the patio and rear garden, shutters to windows.

Outside:

Detached Garage with up and over door, side personal door, light and power.

Driveway parking for at least four/five additional cars.

The Gardens: The property enjoys a commanding frontage to Lowther Road almost 60 ft and an overall depth of about 135 ft thereby extending to about one sixth of an acre. The gardens as with the property have been immaculately maintained, include patio and lawn and offer a lovely and exclusive setting.

ENERGY EFFICIENCY RATING – Band C72.

COUNCIL TAX: BAND E.

Tenure: Freehold with vacant possession upon completion of the purchase.

Viewing: Strictly by appointment with the owner's Sole Agents Martin & Pole. Telephone 0118 978 0777 or 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:36824/DCA



APPROX. GROSS INTERNAL FLOOR AREA 1701 SQ FT / 158 SQ M
TOTAL FLOOR AREA 1851 SQ FT / 172 SQ M (INCLUDING GARAGE)

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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