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Martin & Pole

inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

13 Patten Ash Drive, Wokingham



Extended to provide additional accommodation/bedroom 4 on the second floor
Local shops in nearby Barrett Crescent and Bean Oak Road
Schools for all ages within walking distance
Wokingham town centre about one mile

4 Bedrooms (three on the first floor and one on the second floor), Bathroom,
Landing, Entrance Hall, Cloakroom, Living Room, Kitchen/Dining Room
Gas fired central heating, radiators throughout, attractive rear garden

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



Price Guide £360,000 Freehold

13 Patten Ash Drive, Wokingham. RG40 1SH.

DESCRIPTION/LOCATION: A modern mid terrace overlooking a Green in a popular position on the eastern side of Wokingham. The accommodation has been extended as a result of a roof conversion – this room ideal for occupation as a fourth bedroom. The ground floor includes a modern style kitchen/dining room at the front with the living room overlooking the rear garden.

It is the convenience of the location that stands out. Within walking distance there are local shops in Barrett Crescent and Bean Oak Road as well as additional local shops on the London Road. Primary School and Secondary School education is also within a short walk. Wokingham town centre is about one mile with the shops complementing the local ones and also a good range of Restaurants/Cafes/Public Houses. The railway station offers services on the Reading/Waterloo line and also the Reading to Gatwick/Guildford line. The A329M is less than two miles leading to the M4 Junction 10 on the outskirts of Wokingham and via a series of dual carriageways the M3 to the south at Bagshot.

The accommodation comprises:

On the Second Floor:

Bedroom 4: with Velux window overlooking the rear garden, radiator.

On the First Floor:

Bedroom 1: with radiator.

Bedroom 2: with built-in wardrobe, radiator.

Bedroom 3: with radiator.

Bathroom: with panelled enclosed bath with fitted shower, wash hand basin, low level W.C., heated towel rail, extractor fan.

Landing:

On the Ground Floor:

Entrance Hall:

Cloakroom:

Living Room: with two radiators, laminate flooring, French windows to rear garden.

Kitchen/Dining Room: including stainless steel sink unit, adjoining worktops with cupboards and drawers below and wall mounted units, built-in electric oven and gas hob with extractor hood above, plumbing for washing machine and dishwasher, space for fridge/freezer.

Outside:

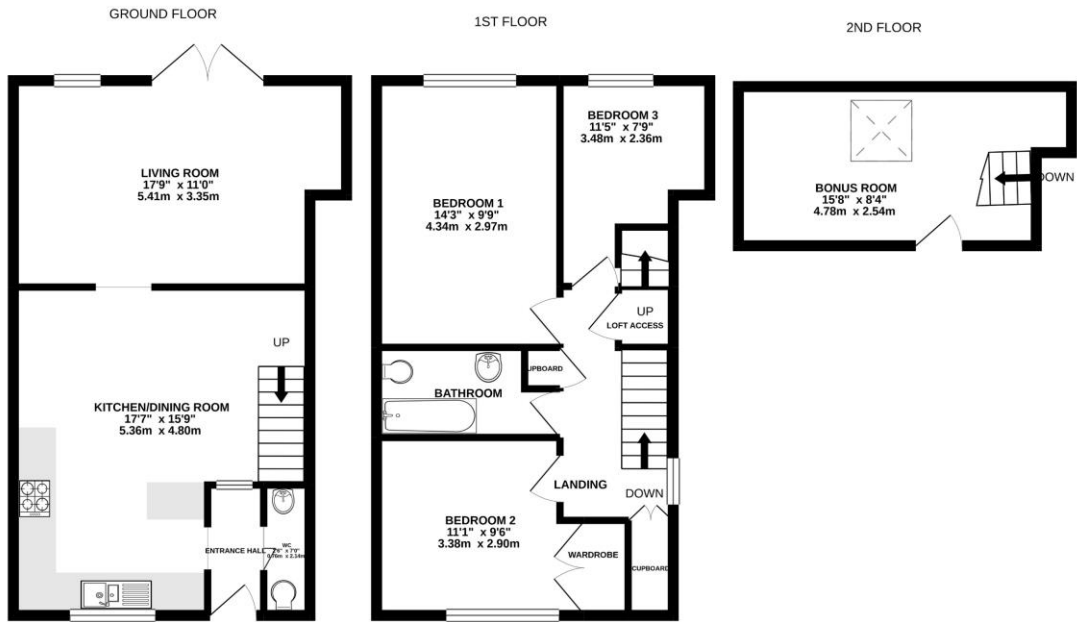
The rear garden is an attractive and important feature being well enclosed and laid mainly to lawn with an area of decking adjoining the house with ornamental borders.

ENERGY EFFICIENCY RATING – Band C.

COUNCIL TAX BAND – Band C.

NB: Under the terms of the Estate Agents Act 1979 Section 21 we wish to draw to your attention that one of the joint owners is an employee of Matin & Pole.

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.



Measurements are approximate. Not to scale. Illustrative purposes only
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