

Park Avenue, Wokingham



Arguably the best road in Wokingham town centre – certainly one of the best roads

First time of the market in about sixty years

About quarter of a mile to the railway station and town centre

Suitable for improvement – potential to extend

Lovely large gardens

4 Bedrooms, 2 Bathrooms, Landing

**Entrance Hall, Shower Room, 36' Through Lounge/Dining Room, Study,
Kitchen/Breakfast Room**

**Gas fired central heating with radiators throughout, single detached garage, plot
just over 50' frontage x 230' deep – just over quarter of an acre**

For Sale By Informal Tender – Best and final offers by 10.00 a.m. on 28th April 2022

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

22 Park Avenue, Wokingham. RG40 2AJ.

DESCRIPTION/LOCATION: Park Avenue is undoubtedly an exceptional and traffic free location in Wokingham town centre. This house has been in the same ownership for over fifty years and has been extended and improved during that time. The opportunity for further improvement and extension will no doubt excite all genuine buyers. An important feature is the garage in the front garden and also the driveway with good off street parking.

The railway station is within four hundred yards and the town centre including Elms Field a similar distance. There are so many important characteristics including one peaceful setting with no through traffic. Train services of the Reading to London (Waterloo) line and also to Guildford/Gatwick. From Reading Station or Twyford just to the north there are services between the west of England and London (Paddington) and shortly the new crossrail service will be available from both of those Stations. Schools – we doubt any area has a better reputation for schools with many families moving to Wokingham to take advantage of the five good or better ofsted rated Secondary Schools and an abundance of good Primary Schools. In addition, there are good Private/Public Schools in the area including Holme Grange, Ludgrove, Luckley Oakfield and Reddam as well as a little further away in Reading Abbey School for Girls, Reading Boys School, Kendrick County Girls School and Queens Anne's School for Girls. Roads – the M4 passes just to the north of Wokingham with two access points leading to junction 10 or via a series of dual carriageways to the M3 junction 3 at Bagshot. Airports – Heathrow is a little over more than twenty minutes and Gatwick about sixty minutes.

The accommodation comprises:

On the First Floor:

Bedroom 1: overlooking the rear garden with built-in wardrobes.

Bathroom 2: with bath, wash hand basin, W.C.

Bedroom 2: double aspect overlooking the front and side.

Bedroom 3: with built-in wardrobes.

Bedroom 4: overlooking the front.

Bathroom 1: with bath, wash hand basin, low level W.C., airing cupboard.

Landing: with window, access to roof space.

On the Ground Floor:

Entrance Hall:

Shower Room: with shower cubicle, wash hand basin, low level W.C., (approached from the study).

Through Lounge/Dining Room: about 36' x 14'3

Lounge: 23'5 x 14'1 double aspect, open fireplace, doors to entrance hall.

Dining Room: 14'9 x 11'10 with bay window to one side, French windows to rear garden.

Study: overlooking the front.

Kitchen/Breakfast Room: with sink unit, good range of wall mounted and floor units, door to rear garden.

Outside:

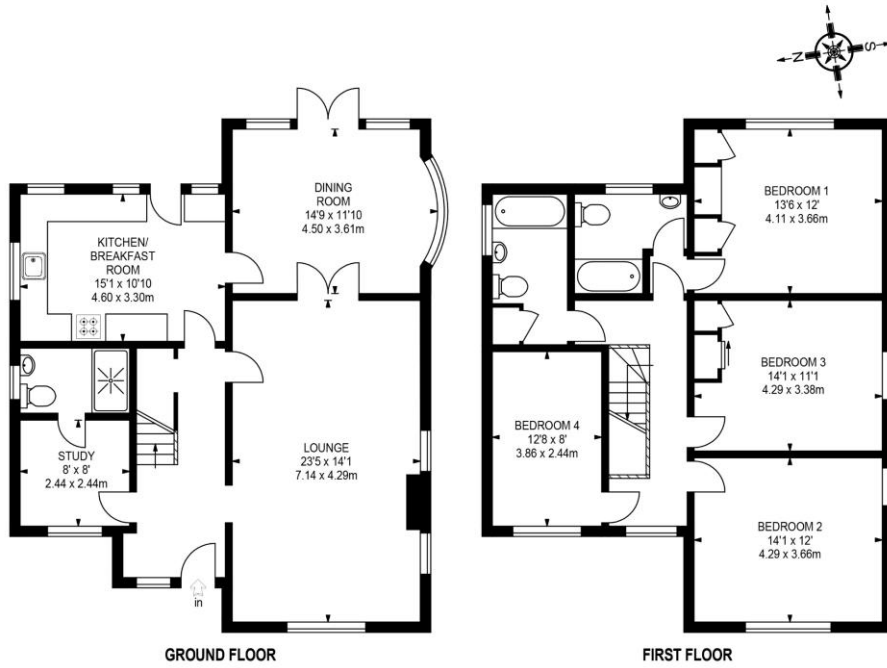
Single Detached Garage:

Gardens: The property has a commanding frontage to Park Avenue of about 51' a depth of about 231' and extends to just over one quarter of an acre. At the front there is good off road parking and the gardens are an attractive feature. There is pedestrian access on either side of the house to the lovely rear garden. The rear garden is about 150' in depth and mainly lawn with well established borders and a wild area at the end of the garden featuring some tall trees which ensure privacy.

ENERGY EFFICIENCY RATING – D.

COUNCIL TAX BAND – F.

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:36851/DCA



GROUND FLOOR

FIRST FLOOR

REF - 22 PA / MP



APPROX. GROSS INTERNAL FLOOR AREA 1761 SQ FT / 163.60 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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