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88 Eastheath Avenue, Wokingham



Non estate setting about one mile from the town centre and railway station

No Chain

Featuring 100' approx. rear garden

Potential to extend the ground floor

3 Bedrooms, Bathroom, Landing, Entrance Hall, Cloakroom, Front Sitting Room leading to Dining Room, Kitchen.

Gas Fired Central Heating with Radiators throughout. Detached garage.

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



Price Guide £495,000 Freehold

88 Eastheath Avenue, Wokingham. RG41 2PJ.

DESCRIPTION/LOCATION: A semi detached house in a non estate setting about one mile from the town centre and convenient also for the railway station. Wokingham has excellent communication links with the A329M providing access to the M4 (Junction 10) just to the north of the town and via a series of dual carriageways around Bracknell to the M3 at Bagshot. Wokingham railway station offers services on the Reading to London (Waterloo) line and also Reading to Guildford/Gatwick. Twyford Station just to the north offers services on the Paddington line and shortly the Crossrail line.

Schools are important and there are schools for children aged 5 to 11 years nearby and a shared catchment of five Secondary Schools all of which have an Ofsted rating of good or better.

An individual semi detached house, which has been well maintained over the years features a large garden and offers the opportunity for a single storey extension to the rear – subject to planning. There is no chain involved with this sale – the owners will be looking for a buyer who can proceed to an early exchange of contracts and completion.

The accommodation comprises:

On the First Floor:

Bedroom 1: double built-in wardrobe with shelf and hanging space, radiator.

Bedroom 2: double built-in wardrobe, radiator.

Bedroom 3: radiator.

Bathroom: white suite comprising panelled enclosed bath with Aqualisa separate shower fitment, wash hand basin, W.C.

Landing: with window, access to roof space, airing cupboard with factory lagged tank and electric immersion heater

On the Ground Floor:

Entrance Hall: understairs cupboard, radiator.

Cloakroom: wash hand basin, W.C., wall mounted Worcester gas fired boiler for central heating and domestic hot water installed January 2020.

Front Sitting Room: open fireplace with brick surround, radiator.

Dining Room: overlooking the rear garden, radiator.

Kitchen: modern range of units including stainless steel sink unit with mixer tap, work top with cupboards and drawers below, further worktop with cupboards and drawers below, two ranges of wall mounted cupboards, plumbing for washing machine, door to garden.

Outside:

Single Detached Garage: with up and over door, light and power, personal door to rear.

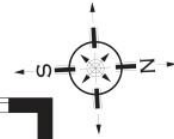
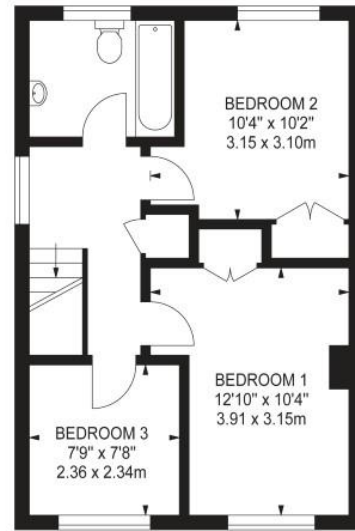
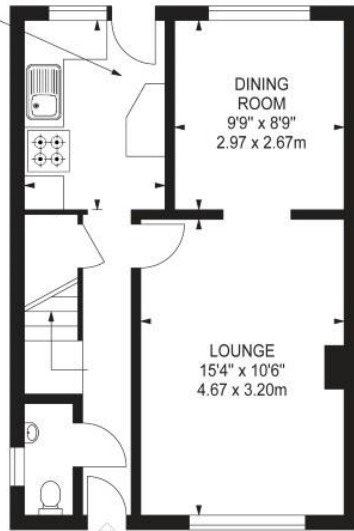
Front Garden: initially there is a shared driveway from Eastheath Avenue but quickly becomes a private drive for just this property with off street parking for two or three cars in addition to the garage. The rear garden is about 100' deep with a patio area and lawn with established shrubs.

ENERGY EFFICIENCY RATING – E58.

COUNCIL TAX BAND – E.

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:27613/DCA

KITCHEN
9'9" x 7'4"
2.97 x 2.24m



REF - 88 EA - MP



APPROX. GROSS INTERNAL FLOOR AREA 842 SQ FT / 78.22 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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Wallis House
27 Broad Street
Wokingham
RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

The Auction House
Milton Road
Wokingham
RG40 1DB
T: 0118 979 0460
a@martinpole.co.uk

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

Associated Office:
16 The Parade
Silverdale Road
Earley Reading RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

www.martinpole.co.uk



0118 978 0777