

## 2 Outfield Crescent, Wokingham



**Town centre location – No Chain.**

**Forming part of the redevelopment of the former home of Wokingham Cricket Club. Fronting Wellington Road, some public open space within the development and virtually opposite Elms Field with its parkland and play area. About 200 yards to the railway station.**

**3 Bedrooms, 3 Bathrooms/Shower Rooms – two En Suites, Cloakroom, Lounge, Kitchen/Breakfast Room  
Gas fired central heating, double glazing, allocated car parking space, gardens to front and rear**

**Considered highly energy efficient – assessed in Band B.**

**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)**

## 2 Outfield Crescent, Wokingham. RG40 2ET.

**DESCRIPTION/LOCATION:** A three storey house in the heart of Wokingham forming part of The Pavilions - a prestigious redevelopment of the former home of Wokingham Cricket Club. There is a most impressive master suite comprising double aspect bedroom with high ceilings and en suite shower room on the second floor. On the first floor there are two bedrooms and two bathrooms/shower rooms with the ground floor offering a kitchen/breakfast room overlooking the front garden, the lounge at the rear and an entrance hall with cloakroom.

Forming part of Wokingham town centre virtually opposite Elms Field and short walk to the railway station and main shopping centre around Market Place. There are schools for children up to eleven years of age within the town centre and a shared catchment of five Secondary Schools – all with an Ofsted rating of good or better. The nearby railway station offers services on the Reading to Waterloo line and also to Gatwick/Guildford. Services to Reading Station can take as little as about nine minutes from where a greater range of services are available between the West of England and South Wales into London (Paddington) as well as services to the Midlands and the North of England. Shortly the new Crossrail service is due to commence (June 2022) meaning this area is even more desirable and accessible.

### **The accommodation comprises:**

On the Second Floor:

#### **Master Suite:**

**Bedroom:** with high ceilings, double aspect, two radiators, hardwood floor.

**Shower Room:** with white suite comprising shower cubicle, pedestal wash hand basin, low level W.C., wall mounted cabinet, shaver point, radiator, extractor fan. Cupboard with hot water tank.

On the First Floor:

#### **Second Bedroom Suite:**

**Bedroom 2:** with radiator, double glazed windows, hardwood floor.

**Shower Room:** white suite comprising double shower cubicle, pedestal wash hand basin, low level W.C., radiator, extractor fan, wall mounted cabinet.

**Bedroom 3:** with radiator, double glazed windows, hardwood floor.

**Bathroom:** white suite of panelled enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., wall mounted cabinet, radiator, extractor fan.

**Landing:** with door to staircase to second floor

On the Ground Floor:

**Entrance Hall:** with radiator, hardwood floor.

**Cloakroom:** wash hand basin, low level W.C., extractor fan, radiator.

**Lounge:** with double glazed French windows, radiator, hardwood floor.

**Kitchen/Breakfast Room:** with modern range of wall mounted and base units including stainless steel sink. Integrated fan assisted oven, gas hob with extractor above, integrated fridge/freezer and washer dryer. Wall mounted gas fired boiler, radiator.

Outside:

Allocated parking space adjoining the rear garden.

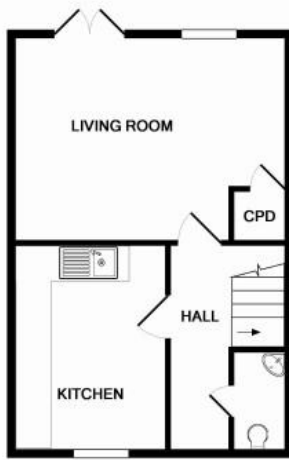
**The Gardens:** There is an open plan area of garden at the front with pathway to adjoining properties. The rear garden is enclosed by fencing comprises mainly lawn with a patio and a gateway to the parking at the rear.

**ENERGY EFFICIENCY RATING – B – Certificate dated 7<sup>th</sup> February 2013.**

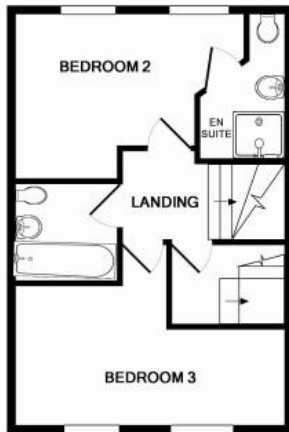
**COUNCIL TAX BAND – E.**

**Service Charge:** There is an annual payment as a contribution towards the communal open space on this development the cost for the current year being £166.47p (last year £146.45p).

**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:35835/DCA



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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