

**Pattinson Road
Reading
Wokingham
RG2 8QJ**

**£620,000
(Freehold)**



Spacious Detached Home

Private Road

Five Bedrooms

Easy access to M4 jnc 11

Description

This detached family home is located among pleasant and peaceful surroundings within a sought after private road. This popular location is ideal for any family looking for a spacious house with a beautiful woodland garden.

The house is located within the Wokingham borough and offers commuters easy access to M4, A33 and A329m.

Entrance Hall

Leads to stairs to first floor and doors to the Living Room, Kitchen/Diner, downstairs cloakroom with hand basin and W/C.

Kitchen/Diner:

The kitchen offers access to a breakfast area with a rear aspect double glazed window and door to the rear garden. There are a range of eye and base level units along with a work surface and island. Access to a walk-in pantry and door leading to a utility room which provides an exit to the driveway and detached garage.

The dining room can be accessed via the kitchen or hallway and provides a front aspect double glazed window.

Lounge:

Complete with a gas fire, the lounge offers a front aspect double glazed window and patio doors to the rear garden and patio.

Master bedroom:

Spacious bedroom with built in mirrored wardrobes complete with en-suite shower room.

Bedroom two:

Spacious bedroom with built-in wardrobes and double aspect windows.

Bedroom three:

Rear aspect double glazed windows.

Bedroom four:

Rear aspect double glazed windows.

Bedroom five:

Front aspect double glazed window.

Family Bathroom

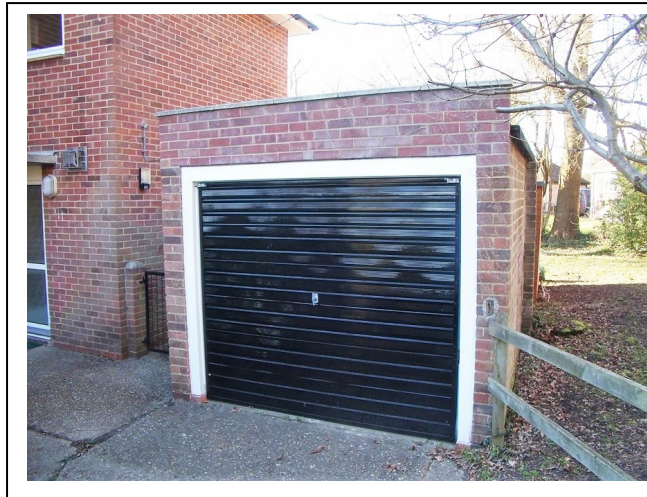
Family bathroom with shower over bath, WC, hand basin and built-in cupboard.

Local authority

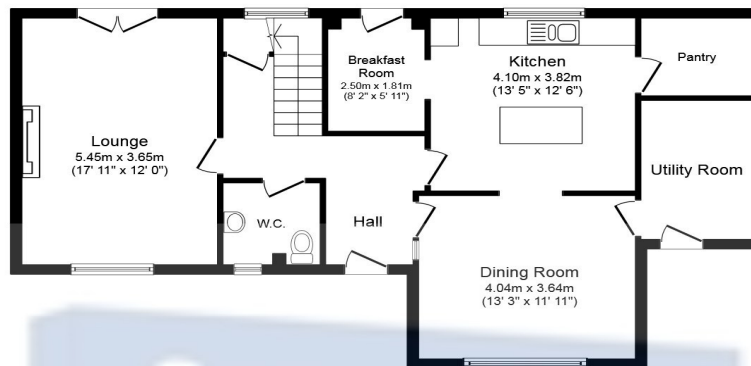
Wokingham Borough Council

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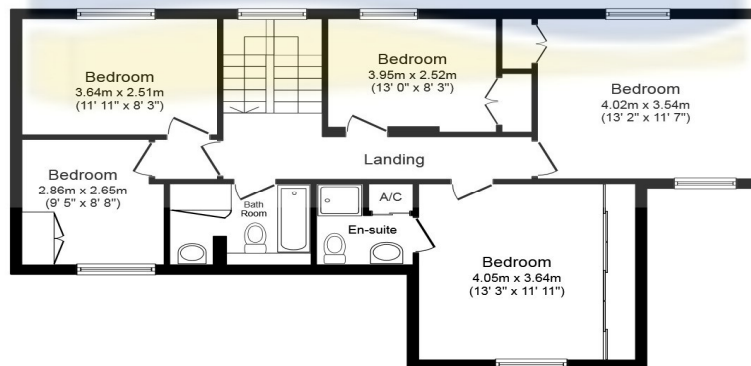






Ground Floor

Floor area 81.0 sq. m. (872 sq. ft.) approx



First Floor

Floor area 78.0 sq. m. (840 sq. ft.) approx

Total floor area 159.0 sq. m. (1,711 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.

Plan created for Samuel James Estate Agents.

Produced by www.keyagent.co.uk



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