

**Samuel
James**
ESTABLISHED 1991

Residential Sales & Lettings

**Pattinson Road
Reading
Wokingham
RG2 8QJ**

**£569,950
(Freehold)**

Spacious Detached Home

Private Road

Five Bedrooms

Easy access to M4 jnc 11



0118 956 9595

www.samueljamesproperties.co.uk

SAMUEL JAMES

Samuel James is delighted to offer this detached family home located among pleasant and peaceful surroundings within a sought after private road. This popular location is ideal for any family looking for a spacious home with a beautiful woodland garden. In our opinion, this property offers great potential.

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 and downstairs cloakroom

Living Room:

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

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.

Downstairs Cloakroom:

Hand basin and W/C.

Master bedroom:

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

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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:

Rear aspect double glazed window.

Family Bathroom:

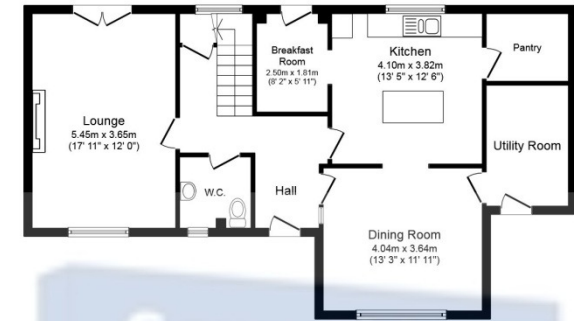
Shower over bath, hand basin and W/C. Built in cupboard.

Local authority: Wokingham Borough Council

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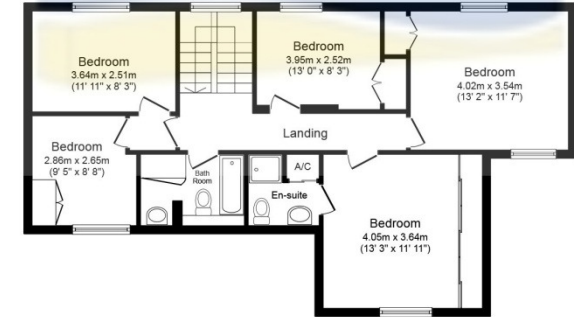
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Ground Floor

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.

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