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Martin & Pole

inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

Landen Grove, Wokingham



A modern detached Charles Church property situated in a peaceful cul-de-sac. Immaculate presentation. Attractive Street scene.

Close to numerous amenities including primary and secondary schools, local shops including a post office, bus services trains and motorway access.

Return frontage attractive elevations with feature quoins, lintels and cills. No onward chain.

4/5 bedrooms, en suite shower room to Bed 1, family bathroom, cloakroom, living room/dining room, study/bedroom 5, kitchen/dining room. Double Glazing, Gas fired central heating.

Garage, good off street parking, low maintenance enclosed garden ensuring privacy.

Broadband Speed: Highest download speed 1000Mbps, highest upload speed 100Mbps. Energy Performance Certificate Band C76

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



Guide Price £750,000 Sole Agents

11 Landen Grove, Wokingham RG41 1LL

DESCRIPTION/LOCATION: A modern (2004) detached Charles Church family home situated in a peaceful cul-de-sac and set on a prominent corner offering two distinctive elevations. The property is within walking distance of The Forest, Emmbrook and Holt schools as well as primary schools in Winnersh and Emmbrook. There are regular bus services with a bus stop at the end of the road. Winnersh and Wokingham railway stations are both about 1.5 miles and the M4 access via the A329 is about 2.5 miles. There are lovely nearby countryside walks and local shops including a post office.

There are opportunities to extend the property similar to neighbouring properties such as converting the garage and/or the loft to provide additional accommodation, subject to planning and even extending the front drive to provide additional off road parking.

First Floor

Principal Suite:

Bedroom: fitted wardrobes

Shower Room shower cubicle with Aqualisa pumped power shower, wash hand basin, low level WC

Bedroom 2: range of seven full height fitted wardrobes

Bedroom 3: eaves storage

Bedroom 4:

Bathroom: panelled bath with mixer taps and hand shower, pedestal wash basin, low level WC

Landing: with access to roof space.

Ground Floor

Front Porch: open porch with colonnades

Entrance Hall: understairs cupboard and double door cloak cupboard

Cloakroom: wash hand basin, low level WC

Living Room with double aspect with windows to the front and overlooking the rear garden.

Dining area: French windows to garden and door leading to

Study/Bedroom 5: overlooking the rear garden

Kitchen/Dining Room: in pristine condition, dual aspect and three windows, good range of base and wall mounted cupboards fully fitted and featuring Bosch fridge-freezer, dishwasher, oven and gas hob. Updated worktops, newly sealed tiled flooring

Outside: **Garage** with driveway parking.

Secluded low maintenance walled rear garden with patio, shingle and low maintenance flowering shrubs and bushes.

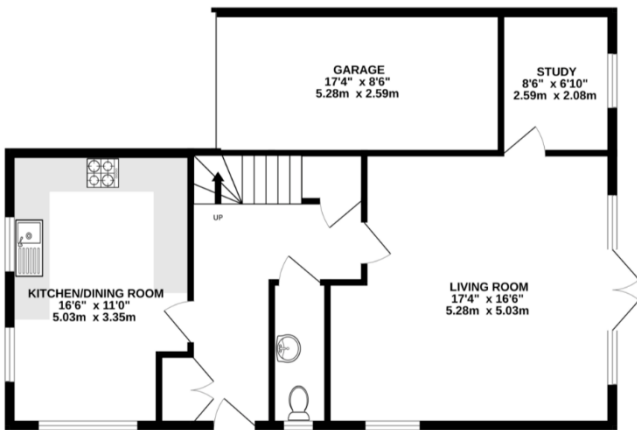
Services: Mains water, gas, electricity and drainage are connected.

Council Tax: Band G

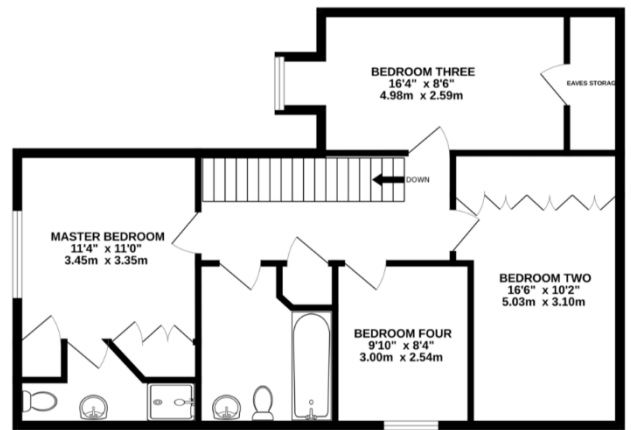
Viewing: By appointment with the owners Sole Agents, **Martin & Pole 0118 978 0777 or residentialsales@martinpole.co.uk**

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:36938/DCA

GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 1776sq.ft. (165.0 sq.m.) approx.
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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