



HUNTERS[®]
HERE TO GET *you* THERE

342 Barkham Road, Wokingham, Berkshire, RG41 4DE

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Offers Over £550,000

PRICED TO SELL

An absolute must for the DIY enthusiasts and those wanting to put their own stamp on a property.

This detached residence requires updating, yet offers fabulous potential., and an amazing plot, which we believe is 0.25acres.

Accommodation comprises: entrance hall, good size open plan living room/dining, family room, double bedroom, downstairs shower room, sun room, utility room.

On the first floor there are 3 double bedrooms and family bathroom.

The property occupies a wide plot with secluded front, side and rear gardens, large gravel parking area and detached garage.

This Property presents an incredible opportunity for those seeking to add their personal touch and increase its value through modernization.

Barkham Road comprises a mix of properties to include character homes, executive detached properties and apartments. The area boasts some excellent schools and enjoys a variety of leisure facilities including health and fitness centres, fantastic golf courses and country parks.

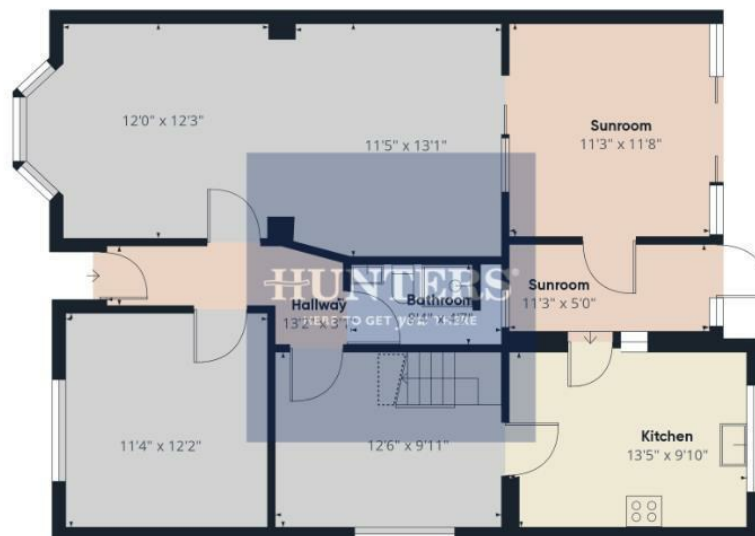
For the commuter both the M3 and M4 motorway are easily accessible and Wokingham Station.

No onward chain

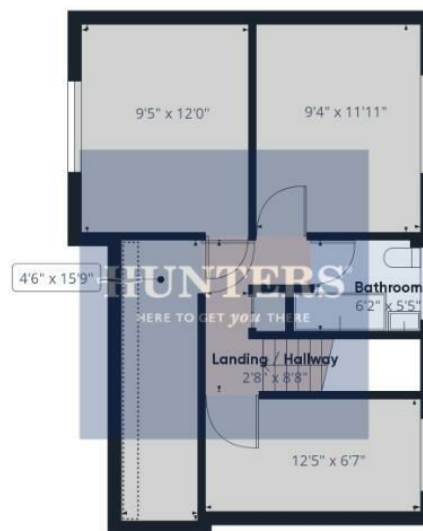
New EPC to follow

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Floor 0



Floor 1



Approximate total area⁽¹⁾
1476.21 ft²

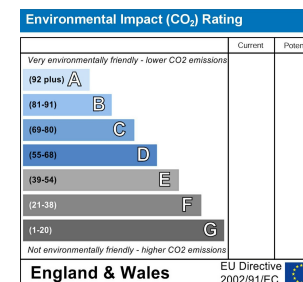
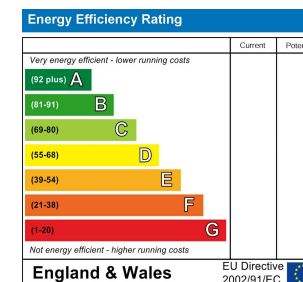
Reduced headroom
18.85 ft²

(1) Excluding balconies and terraces


Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

