

PropertyAssistant



**34 Rances Lane, Wokingham,
RG40 2LH**

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Situated in one of Wokingham's premier roads with a large Westerly facing rear garden is this family home in good decorative order.

- Four Double Bedrooms
- Bay front Living Room
- Large Dining Room
- Kitchen/Breakfast Room
- Utility Room and Cloakroom
- Bathroom and Separate Shower Room
- Potential for Loft Conversion
- Large Integral Garage
- Extensive Driveway and Front Garden
- 175ft+ Westerly facing rear Garden
- EPC rating: D





Rances Lane is an established road set to the east of the town comprising a mix of large family homes mainly dating back to the 1950s and 60s many with large plots, ideally located within walking distance of the town centre.

A private driveway leads to a generous parking area with immaculate gardens including lawned area with well established borders and flower beds.

The property itself has a pretty facade with its bay window and imposing pitched roof. There is a concealed porch with quarry tiled floor and hardwood door with stained glass inserts that leads into the Entrance Hall with a turning staircase to the first floor with understairs storage. There are doors to the Living Room, Kitchen as well as a door to the well planned Cloakroom with side aspect window, wc and wash hand basin.

The Living Room has a feature gas fireplace with wooden surround and marble hearth, generous high ceilings and the bay window to the front flooding the room with light.

The dual aspect Kitchen has been refitted with a range of farmhouse style units with marble effect work surfaces and a tiled floor. There is a feature breakfast bar area and wall mounted cupboard housing the recently fitted gas boiler. Undoubtedly a feature is the large rear aspect window above the sink unit framing an idyllic view down the length of the garden.

There is a generous Dining Room with garden views accessed via a door with glazed windows to either side.

The Utility Room is accessed via the patio with door and glazed window, there is a range of fitted base and eye level units, sink and provision for appliances with pedestrian door to the large Garage.

Upstairs the property has a large landing with scope for creating a further staircase to the generous loft space, currently accessed via ladder and hatch, with velux window and lighting.

The largest Bedroom is part of an extension which offers generous bedroom with fitted wardrobes with a large refitted Bathroom nearby that feels

like an ensuite and comprises a modern white suite with a wash hand basin set into a vanity unit.

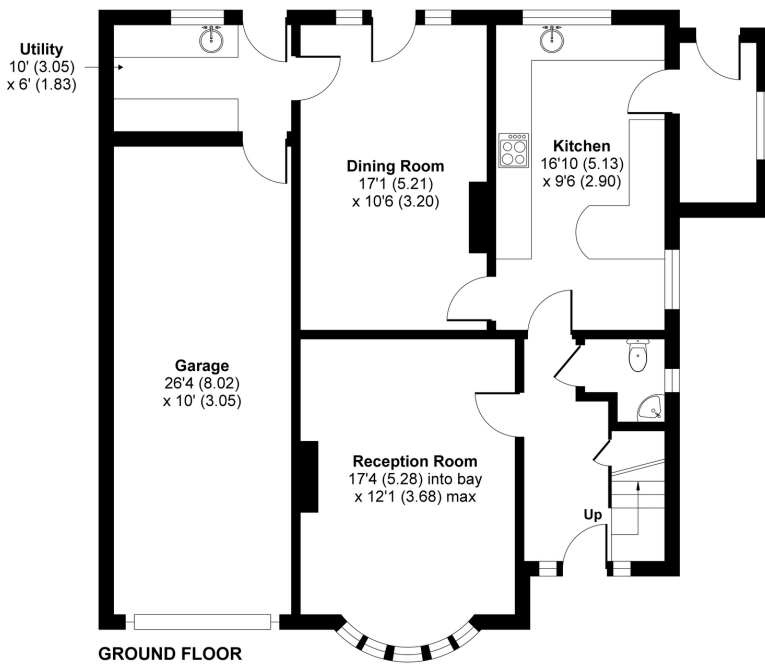
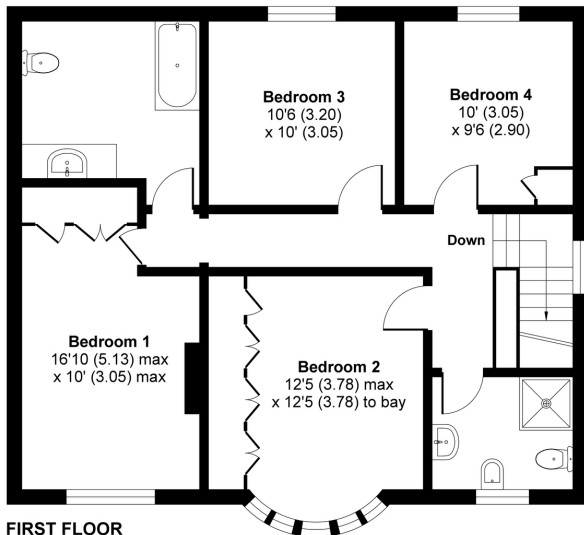
The Guest Bedroom has both a lovely range of fitted wardrobes and the bay window to the front, with a modern refitted Shower Room next door. There are two further Bedrooms offering a rear aspect and view of the gardens.

Outside the property has a large patio area that stretches the width of the property with level gated side access, the Westerly facing garden has been meticulously cared for and measures approximately 175ft in length, laid to lawn enclosed a vast array of flower, shrub and bush borders. It benefits from a Greenhouse, potting shed and backs onto adjacent playing fields.

The integral garage measures in excess of 26ft in length with an up and over door, power and lighting with a pedestrian door to the Utility Room.

Presented in immaculate order, this property has much to offer as well as plenty of scope for the future, so get in contact today to avoid disappointment.

Floor plan



Approx. Area (Inc. Garage) = 1863 Sq Ft / 173.1 Sq Metres

Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



For more information or to arrange a viewing, please contact;
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