MICHAEL HARDY
SALES & LETTING



12, Folly Avenue,
Wokingham,
Berkshire, RG41 4EG

£500,000 Freehold





This smartly presented three bedroom semi detached house is set on the edge of the popular Cavendish Park development in a convenient location close to Wokingham train station and town centre. The accommodation comprises spacious living room with French doors leading to the rear garden, kitchen/dining room with appliances and cloakroom. There are three first floor bedrooms and family bathroom, outside there is an enclosed rear garden, driveway parking and a single garage at the side.

- Offered with no onward chain
- Kitchen/dining room
- Driveway parking and garage
- Spacious living room
- Master bedroom with en suite
- Views across parkland

The rear garden is enclosed by wooden fencing laid to lawn and mature hedge borders with an L shaped patio flanks the rear of the house with outside wall lighting. Gated side access leads to the front driveway with a single garage offering light and power.

Cavendish Park is a desirable development set south west of Wokingham town centre built by highly regarded Bewley Homes, offering a pleasant mix of three, four and five bedroom semi and detached houses interspersed with trees and open green space. Wokingham town and train station are approx. 20 minutes' walk away.

There is an annual estate charge of c.£335.83 which covers the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Council Tax Band: E
Local Authority: Wokingham Borough Council
Energy Performance Rating: B





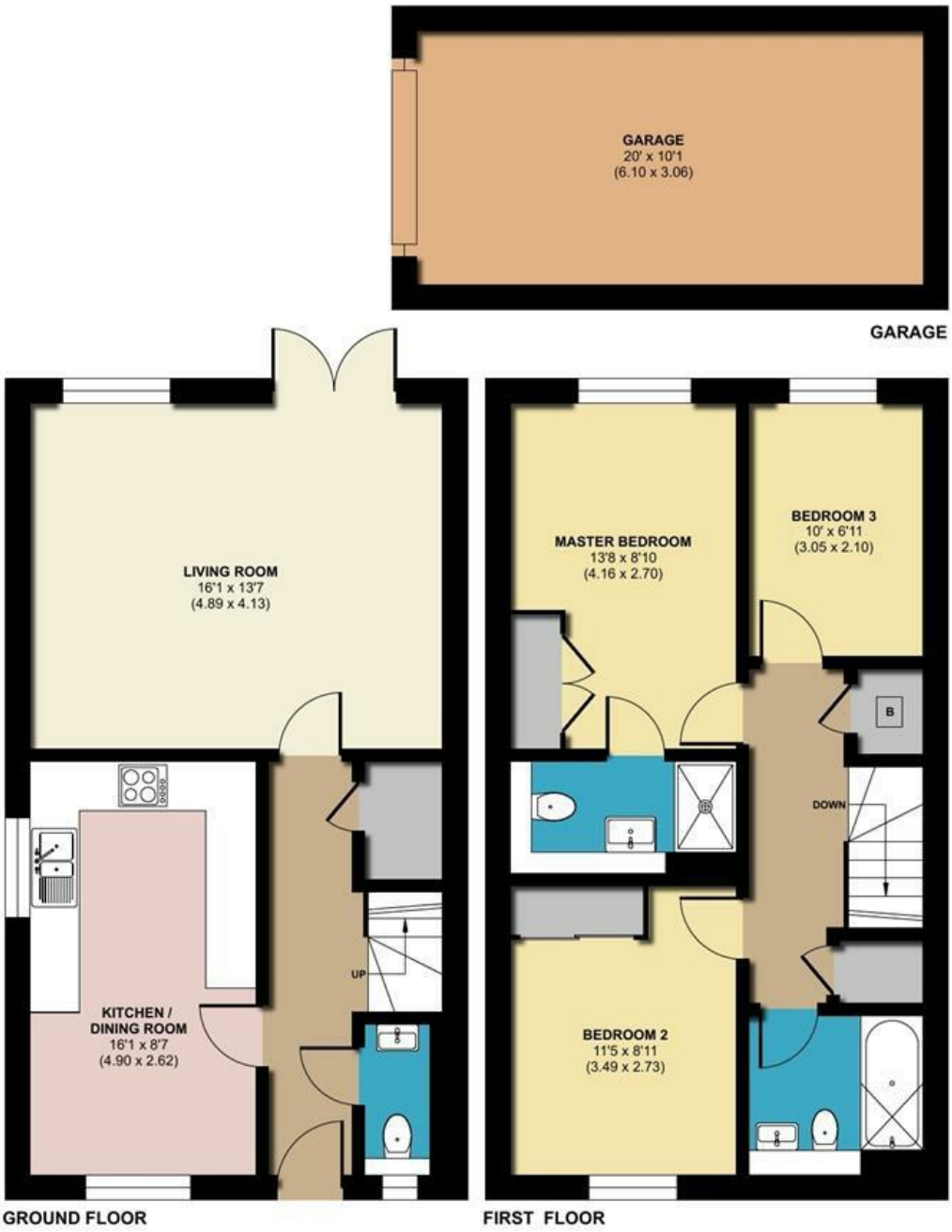



BARBARESCO
VURSÙ

Floorplan

Folly Avenue, Wokingham

Approximate Area = 996 sq ft / 92.5 sq m
Garage = 201 sq ft / 18.6 sq m
Total = 1197 sq ft / 111.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1376046

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776
properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999
crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303