



4, Rowan Close
Wokingham
Berkshire, RG41 4BH

OIEO £750,000 Freehold



This well presented detached four bedroom home, has been in the family for many years. The property has had a lovely rear kitchen extension, creating an amazing family living space. The rest of the accommodation comprises entrance hall, office, cloakroom, living room with bay window, dining room door out to the garden. To the first floor there are four bedrooms, an en suite shower room to bedroom one, and a family bathroom. There is also a garage and driveway parking.

- No onward chain
- Extended kitchen/family room
- Private south facing rear garden
- Study
- Garage and driveway parking
- 1733 sq ft / 161 sq m (includes attached garage)

Council Tax Band: F (Subject to change)
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

The front is open plan with driveway parking for two cars with the remainder laid out as lawn and mature shrubs. There is a garage which has access from the garden. Gated side access leads to a secluded rear garden comprising patio with the rest laid out to lawn and enclosed by timber fencing.

The 'Buttercups' development was built by 'Bryant' homes in the late seventies and comprises of a nice mix of 3, 4 and 5 bedroom homes. The principal road is Magnolia Way which leads to a central green bordered by a number of cul-de-sacs. The development is within walking distance of the train station. The Barkham Road links up with the A327 which gives access to Camberley and Reading the A329(M)/M4 can be reached via the east of town.





Rowan Close, Wokingham

Approximate Area = 1733 sq ft / 161 sq m (includes attached garage)

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 2024. Produced for Michael Hardy. REF: 1220842

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
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

Ref: 18222269 | Folio: A4697 | 5th December 2024