



**3, Hampshire Close
Wokingham
Berkshire, RG41 3BQ**

£465,000 Freehold



This well presented three bedroom semi detached is situated close to woodland walks, local schools and shops. The accommodation comprises cloakroom, kitchen, spacious dual aspect living/dining room with French doors leading to the south facing garden, garden office/music room and carport. The first floor offers master bedroom with built in wardrobes and en suite shower room, two further bedrooms and a family bathroom.

- Dual aspect living/dining room
- Master bedroom with en suite
- Carport
- Fitted kitchen
- Garden office/music studio
- Desirable location close to Woodland

Outside the south facing rear garden is enclosed by wooden fencing, laid to lawn with a path leading to steps up to the carport at the rear. There is a smart garden office /music room and a patio across the rear of the house with wall lighting above. The front garden is laid to lawn with laurel hedge borders along the side.

Hampshire Close is an exclusive cul de sac comprising a variety of terrace, semi-detached and detached houses built by Charles Church Homes in 2013/14. Positioned at the top of Woollahill and adjacent to woodland and country walks. The town centre and train station (Waterloo line) are approximately 1½ miles distant, there is also access to A329(M)/M4 via the east of town.

Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

Annual Estate Service Charge: £386.88

NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





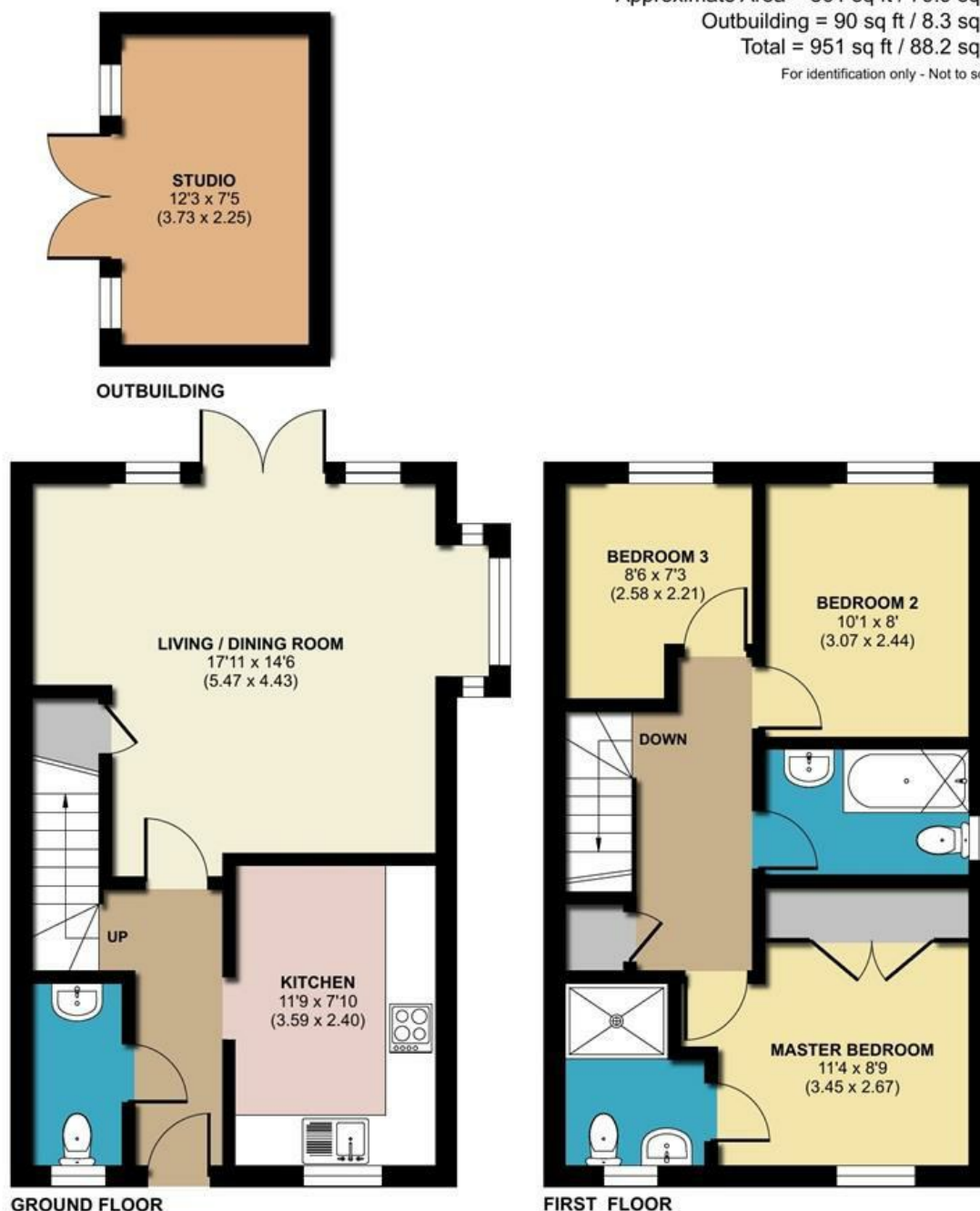
Hampshire Close, Wokingham

Approximate Area = 861 sq ft / 79.9 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 951 sq ft / 88.2 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). © nichcom 2025. Produced for Michael Hardy. REF: 1280228

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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.

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