



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

3, Mayfields, Sindlesham, Berkshire, RG41 5BY

£900,000
Freehold

Sindlesham, Wokingham

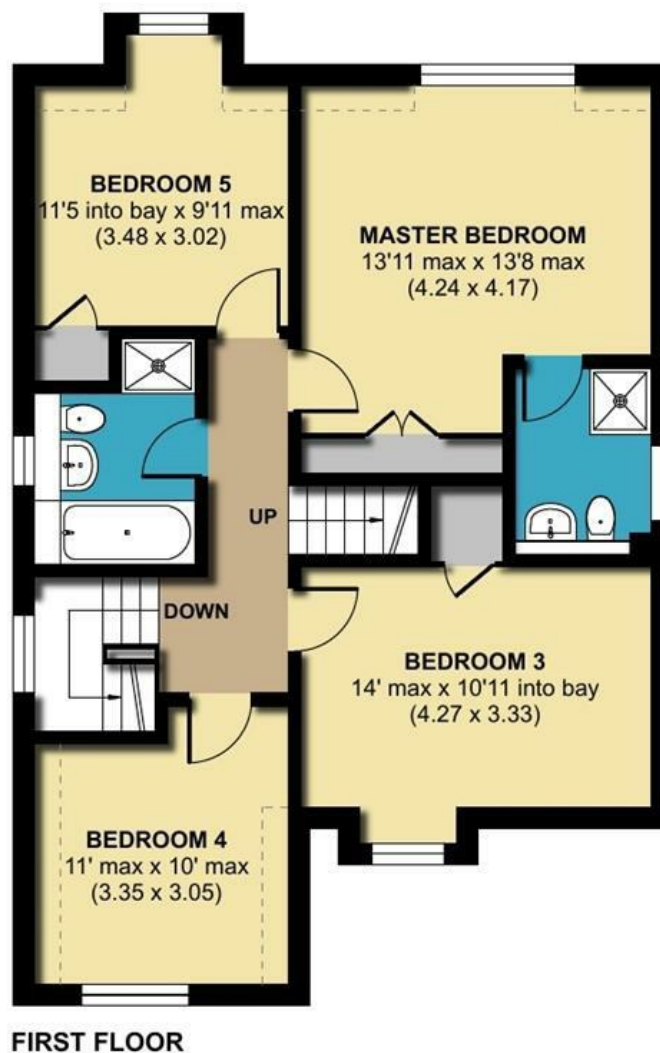
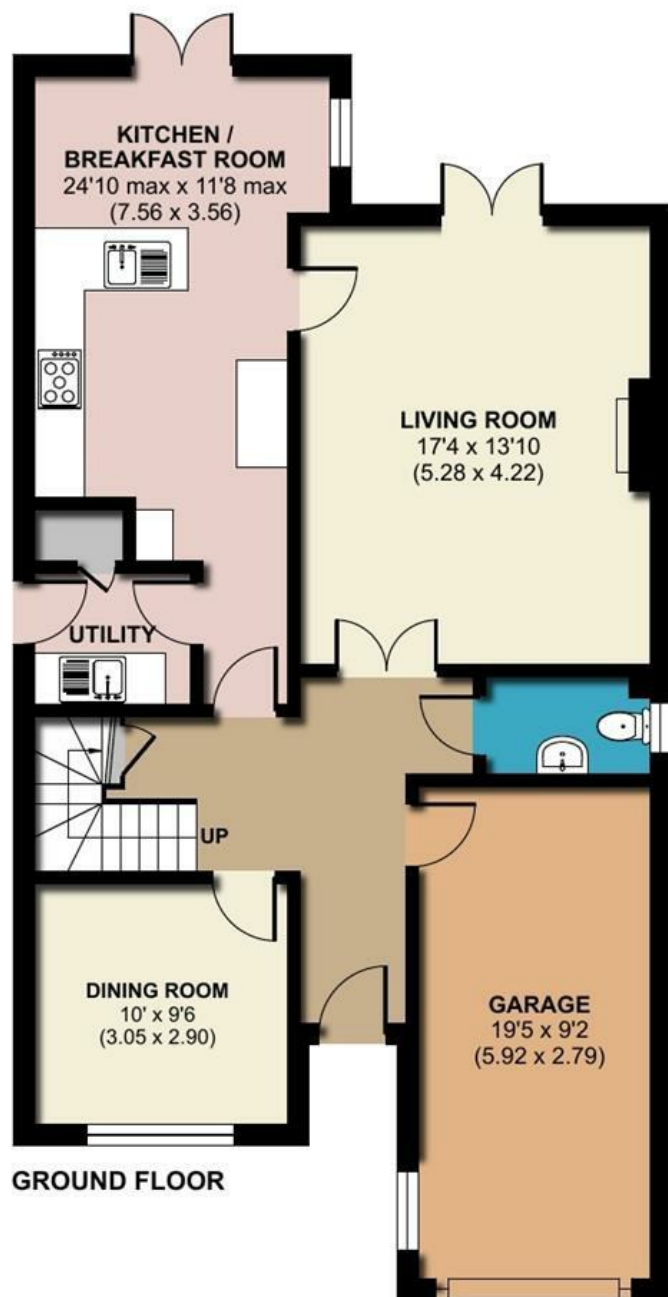
Approximate Area = 1945 sq ft / 180.7 sq m (includes garage)

Limited Use Area(s) = 90 sq ft / 8.4 sq m

Total = 2035 sq ft / 189.1 sq m

For identification only - Not to scale

Denotes restricted
head height



SECOND FLOOR



This beautifully presented detached five bedroom family home has been kept in pristine order by the current owner. The property comprises a large entrance hall, dining room, living room with feature fireplace and French doors out to the garden, kitchen/breakfast room, utility room, and cloakroom. To the first floor there are four double bedrooms, three of which have built-in wardrobes and the master benefitting from an en suite shower room and a family bathroom. To the second floor is bedroom two/study/play room with a large storage cupboard. There is also an integral garage and driveway parking.

- Five bedroom detached property
- Utility room
- Garage with driveway parking
- South west facing rear garden
- Total 2035 Sq Ft / 189.1 Sq M

Situation

This detached house, built by renowned developer Westbuild Homes 2005, is positioned in an extremely desirable location. Mayfields is an established road with a variety of four bedroom detached family homes built in the 1960's and 1970's with primary school, playing fields and leisure facilities nearby. Sindlesham has excellent road access to London via M4, rail access to London via stations at Winnersh and Winnersh Triangle and is close to Reading and Wokingham.

Outside

The front is open plan with driveway parking for multiple vehicles with mature shrub boarder's. There is a single garage which has external and internal access. Gated side access leading to a secluded c.100ft in length rear garden enclosed mostly by wooden fencing, laid mainly to lawn with a patio area, mature shrubs and fruit trees.

Energy Performance Rating

C

Council Tax Band

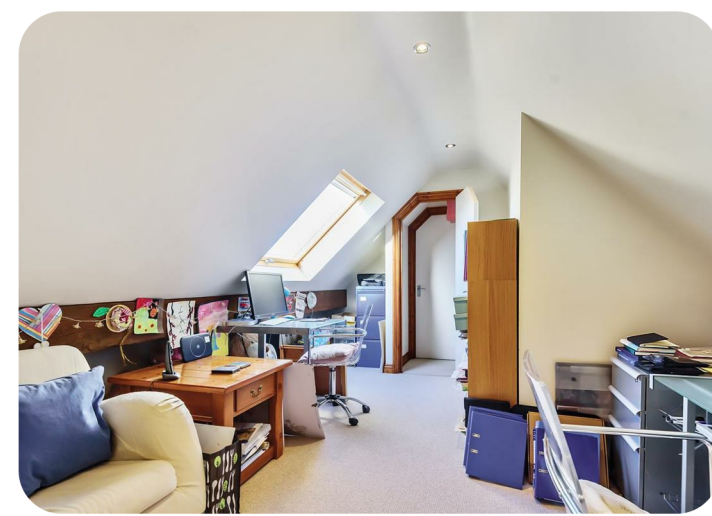
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Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Reading Road. Proceed over the Woosehill roundabout and continue until reaching the traffic lights at the Winnersh crossroads here turn left into King Street Lane. Turn right at the mini roundabout onto Mole Road and Mayfields is the first turning on your right hand side. The property can be found on your left.



Residential Sales and Lettings

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Ref: 17360687 | Folio: A4285 | 22nd November 2022

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, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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