



14, Medway Close
Wokingham
Berkshire, RG41 3TP

OIEO £700,000 Freehold



This smartly presented five bedroom detached family home is set in a desirable cul de sac location close to local schools and shops. The versatile accommodation comprises an impressive 28ft open plan kitchen/dining/living area, bedroom 5/playroom, lounge/dining room, cloakroom, utility and double glazed conservatory overlooking the rear garden. There are four first floor bedrooms including master bedroom with en suite and a re fitted family bathroom. Outside there is a private rear garden, ample driveway parking and a garage at the side.

- Over 1830 Sq Ft of accommodation
- Re fitted kitchen
- Spacious conservatory
- Impressive 28ft open plan kitchen/living/dining room
- Bedroom 5/playroom
- Driveway parking

Situation

Built in the early to mid-1980's Medway Close forms part of the Woollah estate. There is a mix of homes ranging from three to four bedroom detached homes, arranged into cul de sac and set off Tamar Way. There are local shops, including a supermarket which is within walking distance; the town is approximately 1.5 miles distant. Access to the A329(M)/M4 is via the Reading Road and Winnersh.

Outside

The rear garden is enclosed by wooden fencing, laid mainly to lawn with shrub borders and mature fruit trees. There is a single adjoining garage with up and over door with block paved driveway providing parking for numerous vehicles.

Energy Performance Rating

C

Council Tax Band

F

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham through Shute End and along the Reading Road, after approximately 2 miles turn left at the Woollah roundabout continue up the spine road taking the next right into Northway, take the next right again into Tamar Way, follow this down where Medway Close forks in two, and the house is on the left fork.

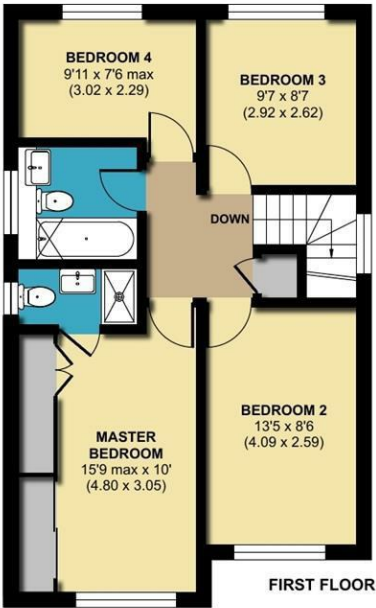






Medway Close, Wokingham

Approximate Area = 1716 sq ft / 159.4 sq m
Garage = 121 sq ft / 11.2 sq m
Total = 1837 sq ft / 170.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1070749

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