



*Michael Hardy*  
MICHAEL HARDY  
RESIDENTIAL ESTATE AGENTS

72, Arthur Road, Wokingham, Berkshire, RG41 2SY

£765,000  
Freehold

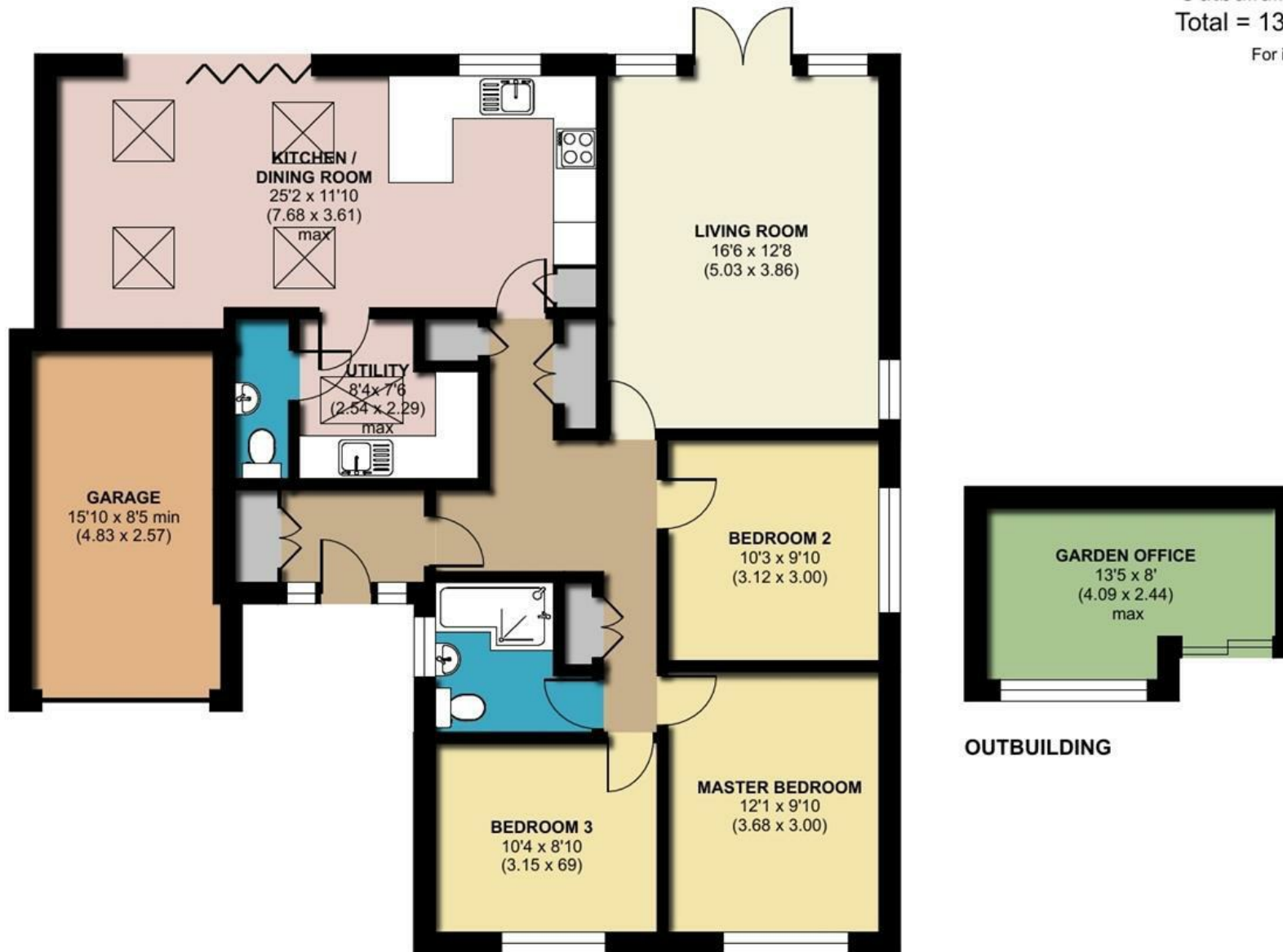
# Arthur Road, Wokingham

Approximate Area = 1301 sq ft / 120.9 sq m (includes attached garage)

Outbuilding = 97 sq ft / 9 sq m

Total = 1398 sq ft / 129.9 sq m

For identification only - Not to scale



GROUND FLOOR



This stunning three bedroom detached bungalow is set in one of Wokingham most desirable locations, close to the train station and local shops. The well presented and recently modernised accommodation comprises entrance porch, impressive kitchen/dining room, living room overlooking the rear garden, utility room and three double bedrooms. The private rear garden hosts a garden office in the corner, backing onto parkland with ample driveway parking and an integral garage at the front.

- Modern kitchen/dining room with vaulted ceiling
- Spacious living room with French doors to rear
- Three double bedrooms
- Re fitted bathroom
- Private rear garden
- Smart garden office

#### **Situation**

Arthur Road is a highly desirable location comprising of a variety of well-established properties built from the 1950's through to the present day. There are walks around the acres of parkland bordering the Emmbrook and local amenities which include St Paul's C of E Junior School and The Holt School. Wokingham train station (Waterloo line) and town centre are within easy walking distance and the A329(M)/M4 can be accessed from the east of town.

#### **Outside**

The secluded west facing rear garden is enclosed by wooden fencing, laid mainly to lawn with a generous area of patio across the rear of the property with a well stocked rockery screened by wooden trellis and steps down to the rear which hosts the insulated garden office with light and power. There is gated side access leading to the block paved front driveway which offers parking for two large vehicles and an electric vehicle charge point. The front garden is laid to lawn.

#### **Energy Performance Rating**

C

#### **Council Tax Band**

E

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

Leave Wokingham on the Reading Road turning left into Oxford Road and first right into Caroline Drive, first left into Arthur Road where the property will be found on your right.



### Residential Sales and Lettings

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Ref: 17344195 | Folio: A4269 | 17th October 2022

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**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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