



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

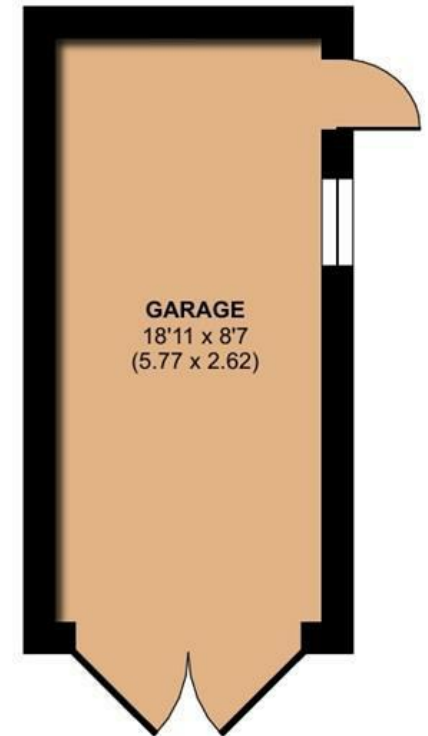
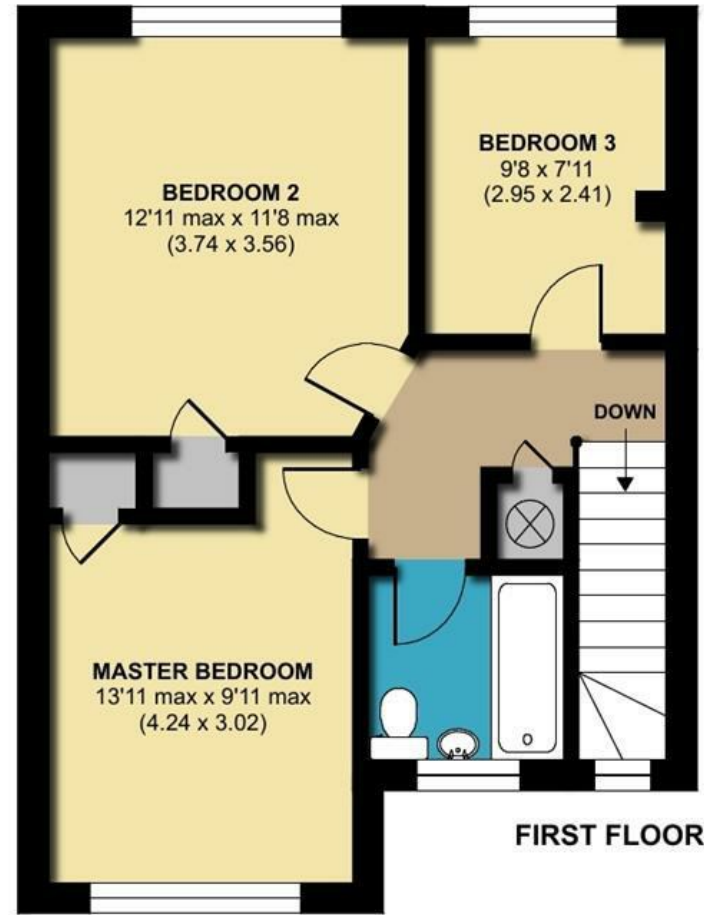
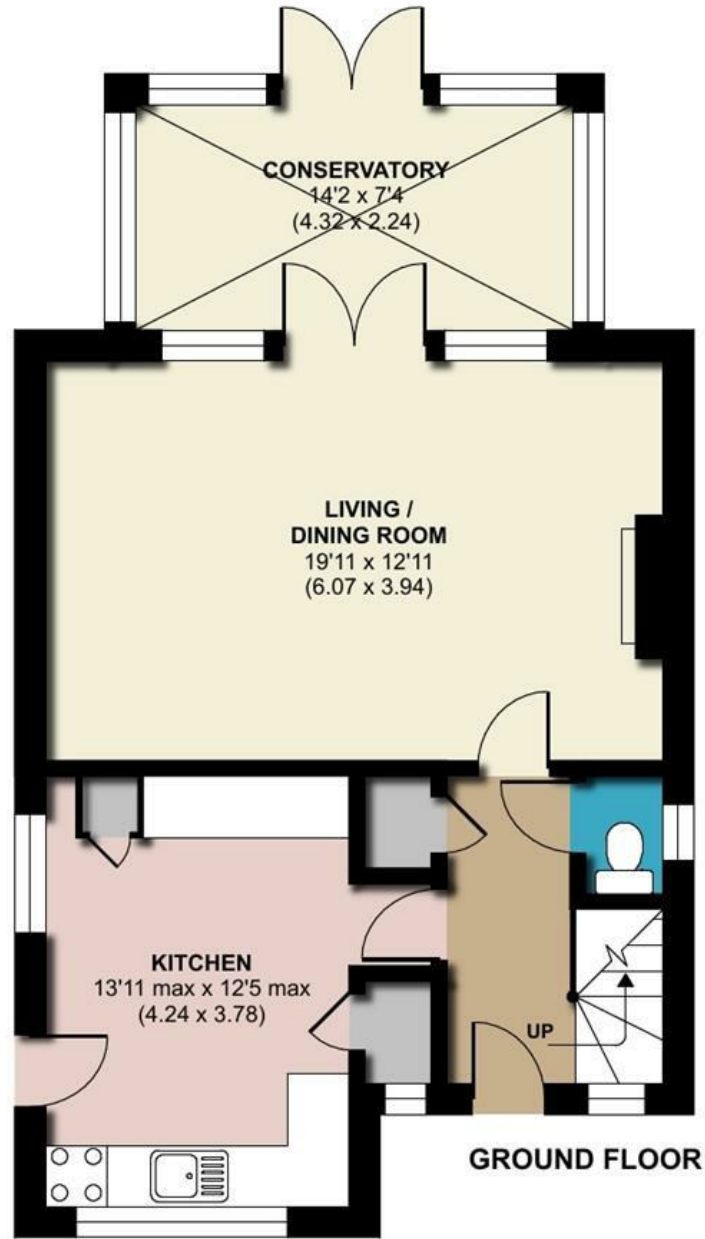
68, Evendons Lane, Wokingham, Berkshire, RG41 4AG

OIEO £600,000
Freehold

Evendons Lane, Wokingham

Approximate Area = 1136 sq ft / 105.5 sq m (excludes detached garage)

For identification only - Not to scale





Project in a highly sought after location. This detached three bedroom family home has been in the family for many years. The property comprises entrance hall, kitchen with side access out to the garden, living/dining room, conservatory and cloakroom. To the first floor there are three bedrooms and a family bathroom. There is also a detached garage and driveway parking.

- Requires modernization
- Detached 1136sq ft / 105.05 sq m
- Garage with driveway parking
- Private rear garden
- Offered to the market with vacant possession

Situation

Evendons Lane is a non-estate location to the south of Wokingham with a wide range of properties ranging from Victorian cottages through to newer properties. The highly regarded Evendons Primary School is just 3 minutes' walk away. Playground/dog walking fields are accessed directly opposite the property. It also benefits from being within walking distance of Wokingham town centre and train station with regular services to London Paddington and Waterloo.

Outside

The front is open plan with driveway parking for two three vehicles 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 to lawn and enclosed by timber fencing.

Energy Performance Rating

F

Council Tax Band

E

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham via Shute End turning left into Station Road, at the bottom turn left into Wellington Road at the roundabout turn right onto the Finchampstead Road continue under the two railway bridges and over the mini roundabout, after approximately a third of a mile turn right into Evendons Lane, No 68 will be found after a couple of hundred yards on the left hand side.



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

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