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1, Palmer Close, Wokingham, Berkshire, RG40 3EB

OIEO £465,000  
Freehold

# Palmer Close, Wokingham

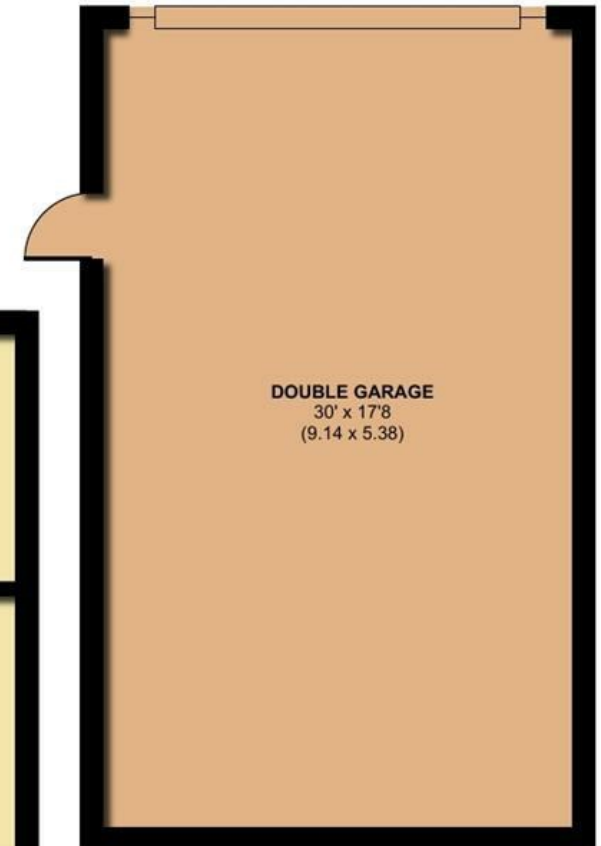
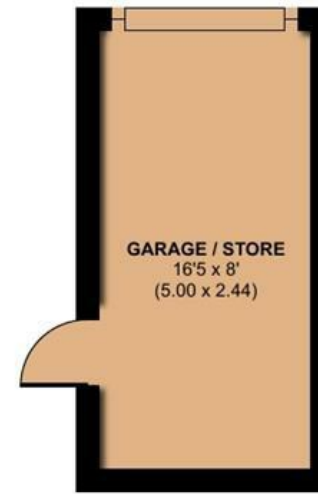
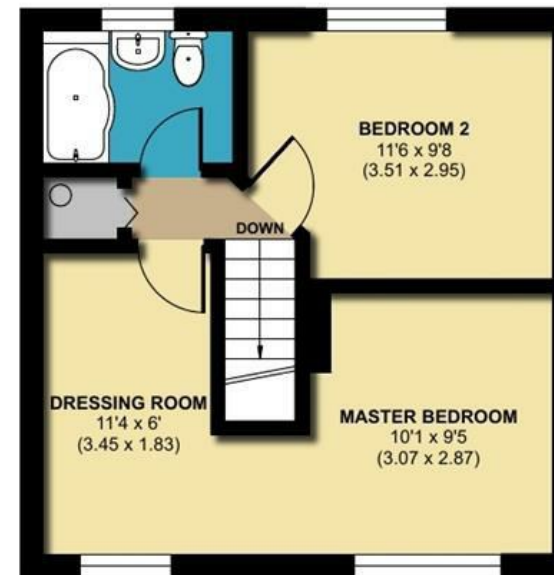
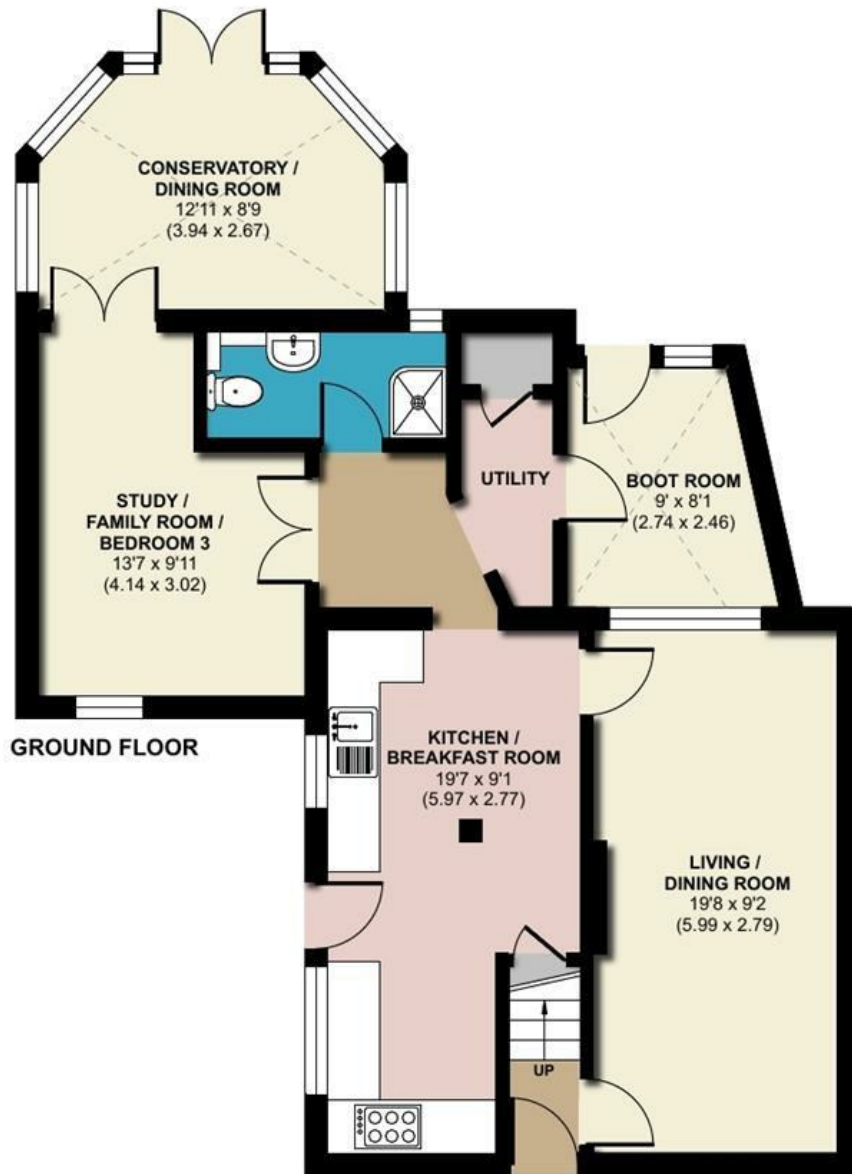
Approximate Area = 1179 sq ft / 110 sq m

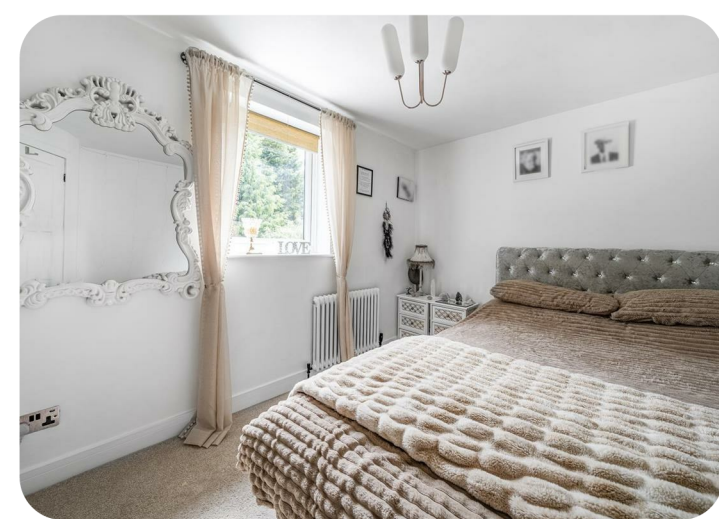
Double Garage = 530 sq ft / 49.2 sq m

Garage / Store = 132 sq ft / 12.2 sq m

Total = 1841 sq ft / 171 sq m

For identification only - Not to scale





Occupying a generous corner plot with a rear garden measuring c.110ft, a well presented semi-detached family home with the added benefit of a double width and double length garage with access from Nine Mile Ride and a further single garage and driveway accessed from Palmer Close. The property has been extended and originally comprised three bedrooms upstairs, however, a previous seller has reconfigured the accommodation to provide a master bedroom with dressing area and a guest bedroom. Further accommodation comprises a hallway, living room with open fireplace, a kitchen/breakfast room, a modern refitted ground floor shower room, family room/home office, an inner hall with utility area leading to an enclosed lean to/boot room. In addition there is a wooden conservatory and an upstairs family bathroom.

- Well-manicured rear garden C. 110ft
- Replacement uPVC windows and doors
- Ample driveway parking and garages

#### **Situation**

The property is located in a non-estate setting in a small cul-de-sac to the north of Crowthorne village within walking distance of the Heathlake Nature Reserve with pleasant woodland walks around the Heath Lake. Crowthorne is ideally placed for M4 and M3 access plus the nearby towns of Wokingham, Camberley and Bracknell.

#### **Outside**

The property occupies a generous corner plot with the front being low maintenance with a sizeable driveway, single detached garage and an electric car charging point. The well-tended rear garden measures approximately 110ft in length with a sizeable patio area and the remainder laid to lawn with mature shrubs and flowers. At the rear of the garden is a detached double width, double length garage which is accessed by a gate off the Nine Mile Ride.

#### **Energy Performance Rating**

C

#### **Council Tax Band**

C

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

From our Crowthorne office turn right onto Dukes Ride and proceed until you reach the traffic lights at the junction with New Wokingham Road. Turn right and follow New Wokingham Road until you reach the roundabout at the end, turn right onto Nine Mile Ride where Palmer Close will be found almost immediately on your right hand side.



## Residential Sales and Lettings

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## Crowthorne Sales

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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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