



*Michael Hardy*  
MICHAEL HARDY  
RESIDENTIAL ESTATE AGENTS

31, Summerfield Close, Wokingham, Berkshire, RG41 1PH

OIEO £475,000  
Freehold

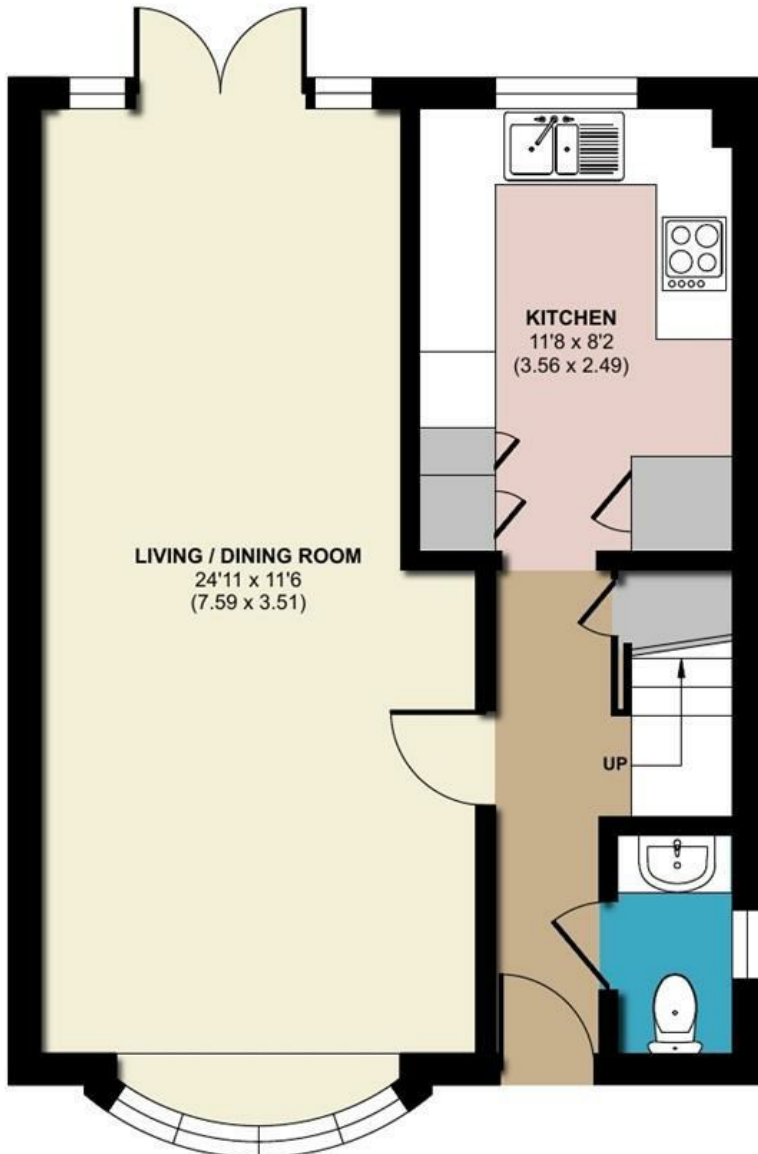
# Summerfield Close, Wokingham, RG41

Approximate Area = 924 sq ft / 85.8 sq m

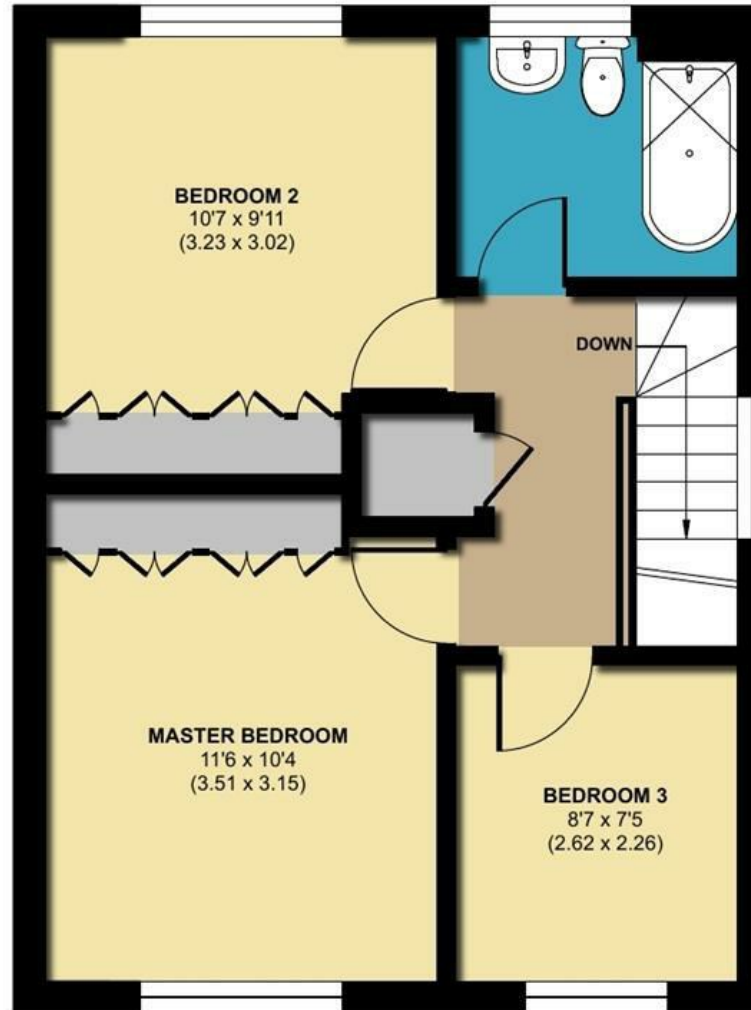
Outbuilding = 135 sq ft / 12.5 sq m

Total = 1059 sq ft / 98.3 sq m

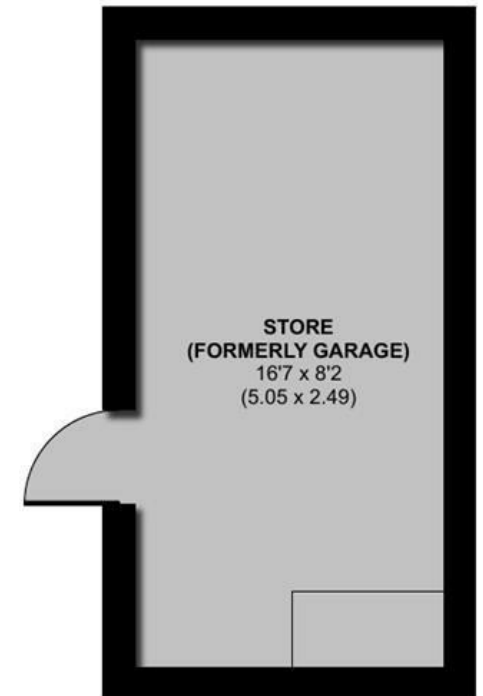
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING





This stunning three bedroom detached family home is set in a desirable cul de sac location close to local schools and parkland. The well presented accommodation comprises impressive living/dining room with French doors to the garden, smartly re-fitted kitchen with integrated appliances and cloakroom. There are three first floor bedrooms with a re-fitted bathroom. There is planning permission (No. 221791) for a single storey infill following conversion of existing garage to habitable accommodation.

- Spacious living/dining room
- Smart new kitchen
- Re-fitted bathroom
- Generous rear garden
- Application No: 221791 Single storey infill following conversion of existing garage

#### **Situation**

Summerfield Close is close to the heart of Emmbrook and within easy walking distance of local shops and schools with a cricket ground nearby at Lowther Road with village pubs nearby. The A329(M)/M4 can be reached either through Winnersh or through the east of town at Coppid Beech. There is also a main line train station to Waterloo.

#### **Outside**

The generous rear garden is enclosed by wooden fencing and laid mainly to lawn with a large store (garage) with light and power and a door to the garden. Rear vehicular access to use the garage is in place although an area of the timber decking would need to be removed. There is an area of patio across the rear of the house with a raised timber decking sun terrace. There is gated side access leading to the front driveway which provides parking for two vehicles.

#### **Energy Performance Rating**

D

#### **Council Tax Band**

E

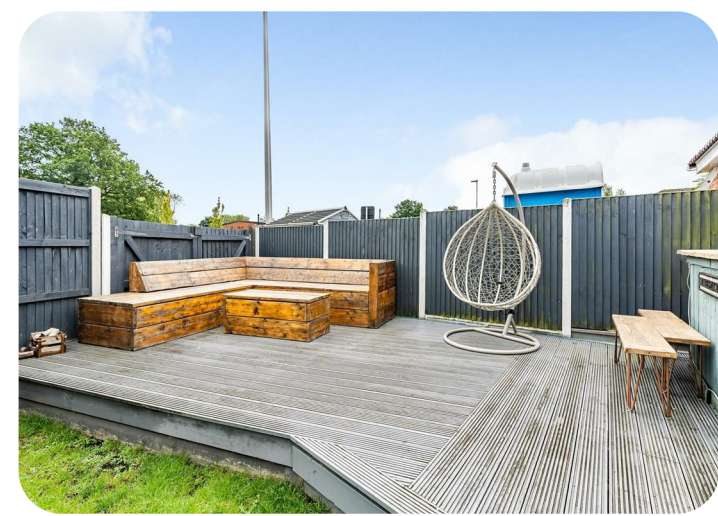
#### **Local Authority**

Wokingham Borough Council

#### **Directions**

Leave Wokingham on the Reading Road proceeding over the Wooshill roundabout taking the next right into Emmbrook Road. At the roundabout bear right and take the second left into Toutley Road, continue around the bend and Summerfield Close will be found on the left hand side.

**Suggested monthly Rental £1,850.00 pcm.**



### Residential Sales and Lettings

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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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