

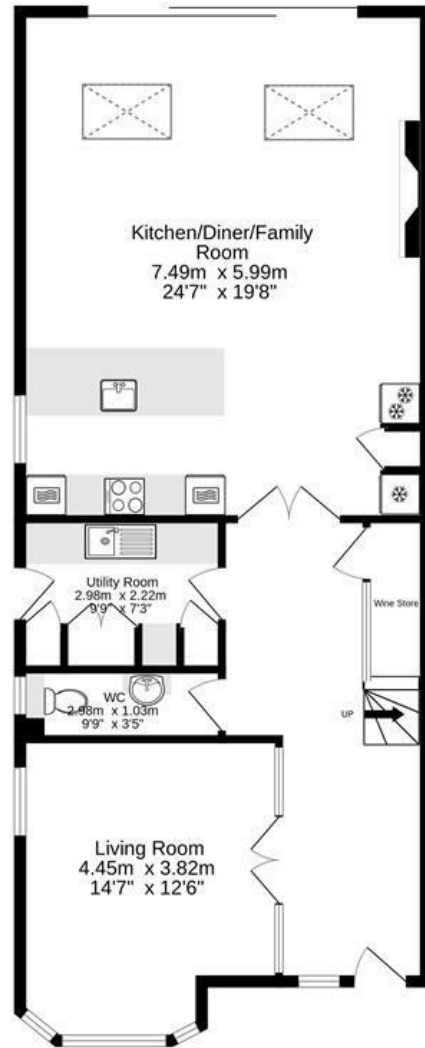


Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

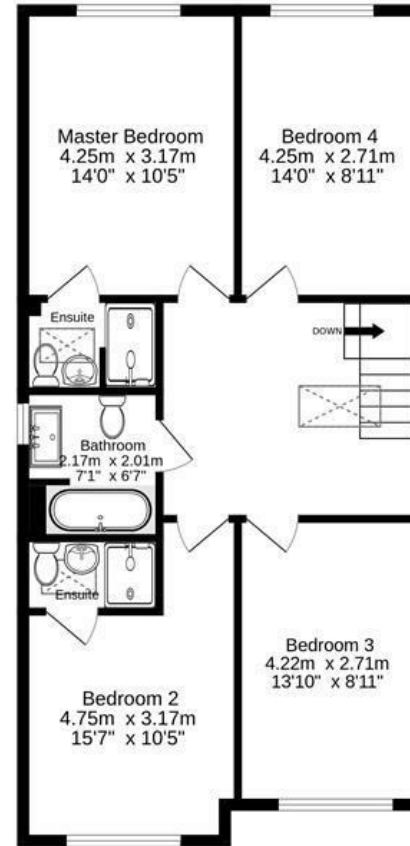
74, Bearwood Road, Wokingham, Berkshire, RG41 4SY

Guide Price £850,000
Freehold

Ground Floor
87.1 sq.m. (938 sq.ft.) approx.



1st Floor
70.2 sq.m. (755 sq.ft.) approx.

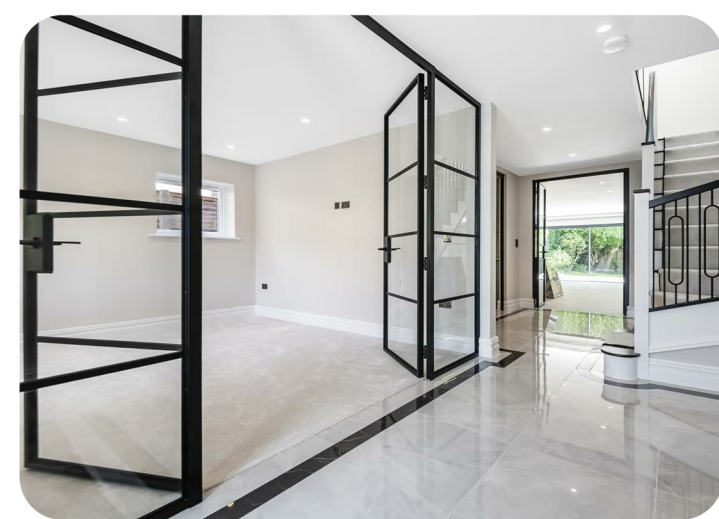


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TOTAL FLOOR AREA : 157.3 sq.m. (1693 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First impressions count and this brand new house certainly stands out from the crowd! Sitting behind its traditional façade lies an incredibly efficient modern home (rated A) built to a high specification and all with an attention to detail rarely seen in new homes. The interior has been carefully designed and crafted with high ceilings and clever use of glass to let natural light flow through the entire house. The ground floor comprises of a living room, utility room, cloakroom and bespoke wine cellar. All leads through to a spectacular kitchen/living/dining room with two stunning lightwells and large bi-folds doors that lead onto the terrace and out to the garden beyond. Quality is in evidence throughout with bespoke kitchen and Miele kitchen appliances including a coffee machine, separate full-sized fridge and freezer, a microwave oven, oven and an induction hob, a hot boiling water tap and Quartz work surface. The ground floor has underfloor heating and is set off by inset downlights with Porcelanosa flooring in the kitchen, hall, cloakroom and utility. The first floor rooms are centred upon a large landing with a lightwell above. There are four double bedrooms two of which have en-suites that have a variation of marble style tiles, brushed gold taps, and heated towel rails. Outside there is parking for three cars and a private east facing rear garden. Offered to the market with no onward chain. A viewing is highly recommended.

- Outstanding specification and quality
- Luxurious bathrooms & en-suites
- Glass walled living room

Situation

Bearwood Road consists of a variety of individual houses ranging from 1930's built semi detached properties to 1960's bungalows and recently built family homes. Set approximately 2 miles southwest of Wokingham town and train station. There are delightful walks countryside off Bearwood Road. For the commuter the A329(M)/M4 can be accessed via Winnersh and the Barkham Road links up with the A327 giving access both to Reading and Camberley.

Outside

The rear garden offers a good degree of seclusion with a large patio area and the remainder being laid to lawn with mature foliage. There is gated side access leading to the front of the house with block paved driveway with allocated parking for three cars. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Energy Performance Rating

SAP Rating - A

Council Tax Band

TBC - New Build

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham through Shute End and turn left into Station Road. Proceed over the level crossing onto the Barkham Road and after approximately 1.5 miles turn right at the second mini roundabout into Bearwood Road where the property will be found on the right hand side opposite Hayes Lane.



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The logo for Michael Hardy Residential Estate Agents, featuring the name 'Michael Hardy' in a large, white, cursive script font.

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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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