



*Michael Hardy*  
MICHAEL HARDY  
RESIDENTIAL ESTATE AGENTS

17, Russley Green, Wokingham, Berkshire, RG40 3HT

£800,000  
Freehold



# Russley Green, Wokingham

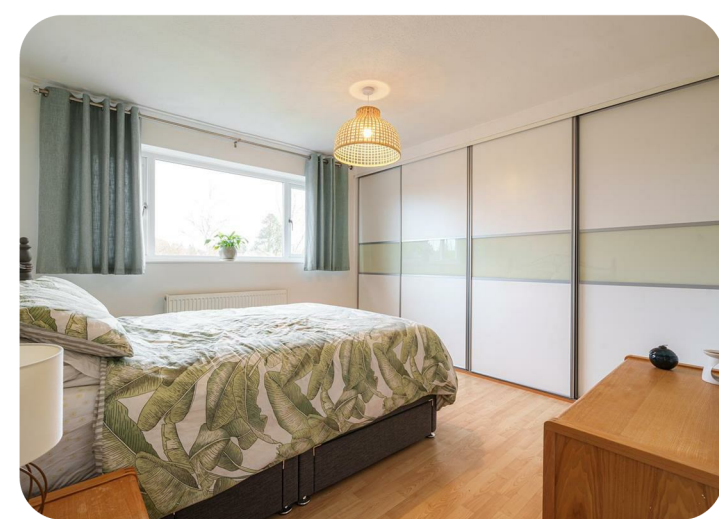
Approximate Area = 2028 sq ft / 188.4 sq m (includes attached garage)

Outbuilding = 174 sq ft / 16.1 sq m

Total = 2202 sq ft / 204.4 sq m

For identification only - Not to scale





This well presented spacious family home set on a generous corner plot in a desirable and established location. The versatile accommodation comprises entrance porch, dual aspect living room, conservatory, kitchen/dining room and cloakroom. There is annexe potential with an additional kitchen, living room and family room/bedroom and shower room on the ground floor with four first floor bedrooms and a family bathroom. Outside there is a summer house and swimming pool at the rear with ample driveway parking at the front.

- Over 2200 Sq Ft of space
- Dual aspect living room
- Kitchen/dining room
- Annexe potential
- Generous corner plot

### Situation

Russley Green is an established location comprising houses built in late 1960s with generous plots which is approximately 25 minutes walk from Wokingham town centre and train station it enjoys excellent access to Crowthorne to the south, and Wokingham to the north. The area is well served by excellent state and independent schools for all age levels.

### Outside

The rear garden is laid mainly to lawn with a play area with artificial lawn and a patio at the rear of the house with mature trees at the rear. There is an insulated summer house with light, power and an adjoining shed and a well maintained outside swimming pool with block paved surround. There is a gated parking area at the side of the house with driveway parking at the front for numerous vehicles. There are mature trees and an area of lawn at the front which provides privacy.

### Energy Performance Rating

E

### Council Tax Band

F

### Local Authority

Wokingham Borough Council

### Directions

Leave Wokingham on the Finchampstead Road after approximately 2 miles and just before the Think Ford garage turn right into Russley Green, number 17 will be found straight ahead on the right corner.





## Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

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## Crowthorne Sales

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Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

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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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