



*Michael Hardy*  
MICHAEL HARDY  
RESIDENTIAL ESTATE AGENTS

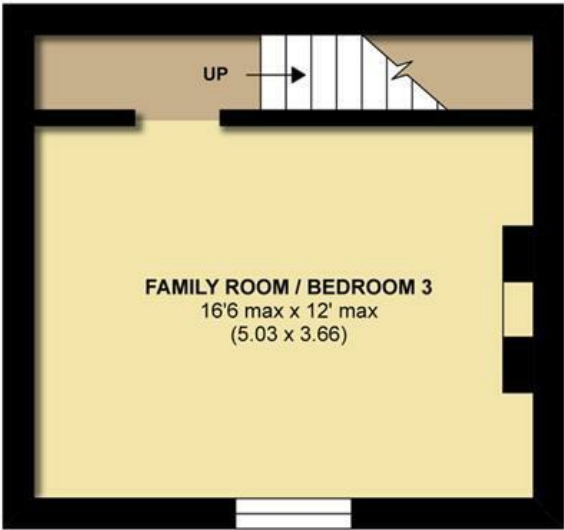
34, Wellington Road, Wokingham, Berkshire, RG40 2AG

OIEO £600,000  
Freehold

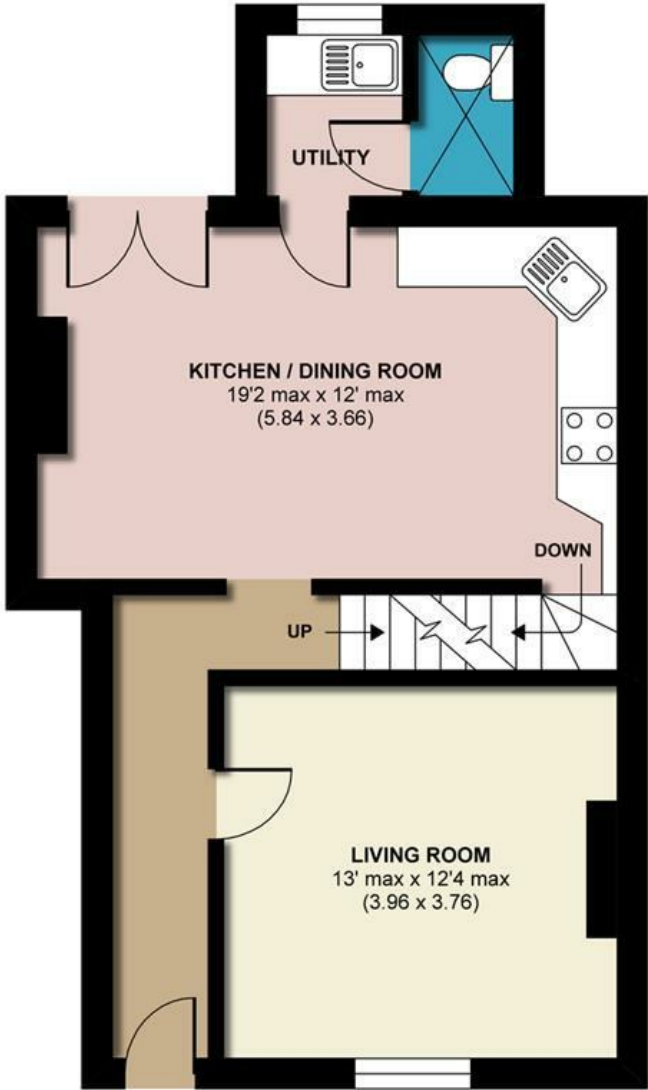
# Wellington Road, Wokingham

Approximate Area = 1287 sq ft / 119.5 sq m

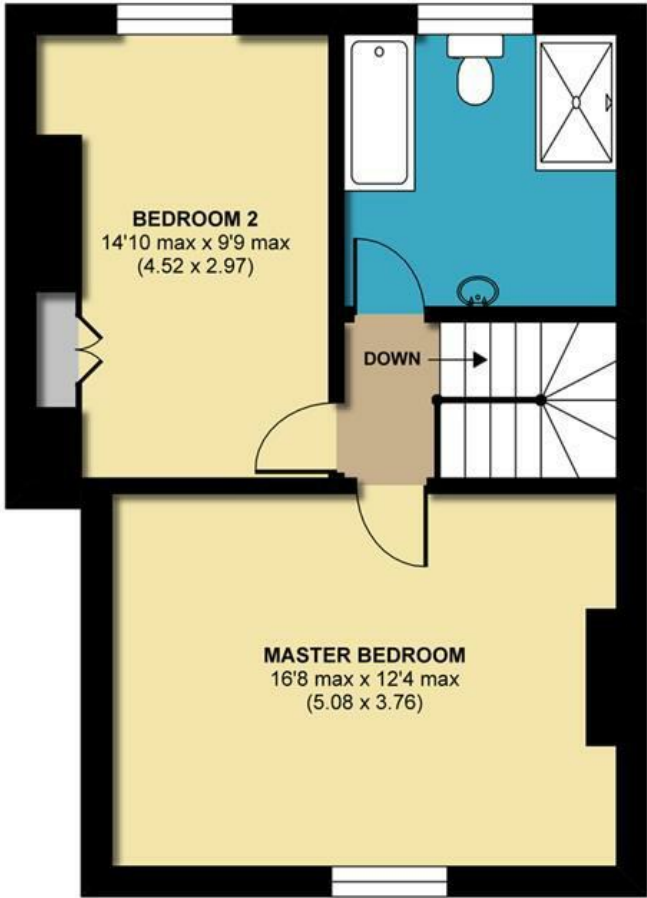
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR





This immaculately presented three storey Victorian character property is located within close proximity to Wokingham town centre, train station, local parks and schools. The property offers two large double bedrooms, family bathroom with separate shower, living room, open plan kitchen/dining, utility room with wet room and family room/bedroom 3. The property also benefits from driveway parking and a private rear garden.

- Two reception rooms
- Kitchen/dining room
- Generous family room/bedroom 3
- Private rear garden
- Driveway parking

#### **Situation**

Wellington Road has a variety of properties in the road ranging from c.1800 to more recently built and is situated within a short walk of Wokingham town centre and main line train station giving the commuter excellent access to Reading, London and Bracknell. It is conveniently located for access to the A329(M) and M4 as well as Bracknell and Reading.

#### **Outside**

The rear garden offers a high degree of privacy for a property close to the town centre. The garden is enclosed by wooden fencing and laid mainly to lawn with an area of patio across the rear of the house, there is a path to the side of the garden leading to a greenhouse and a small shed. To the front there is driveway parking for one car.

#### **Energy Performance Rating**

D

#### **Council Tax Band**

C

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

Leave Wokingham via Shute End and onto Station Road, staying in the left hand lane and the traffic lights turn left onto Wellington Road where the property will be found shortly on your left hand side.



### Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk)

**MICHAEL HARDY**  
RESIDENTIAL ESTATE AGENTS

[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

### Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

[crowthorne@michael-hardy.co.uk](mailto:crowthorne@michael-hardy.co.uk)

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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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no. 1867303



 /michaelhardestateagent

 @MichaelHardy\_