



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

7, Champion Way, Wokingham, Berkshire, RG40 5YG

£825,000
Freehold

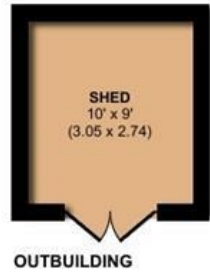
Campion Way, Wokingham

Approximate Area = 1647 sq ft / 153 sq m (excludes detached garage)

Outbuilding = 90 sq ft / 8 sq m

Total = 1737 sq ft / 161 sq m

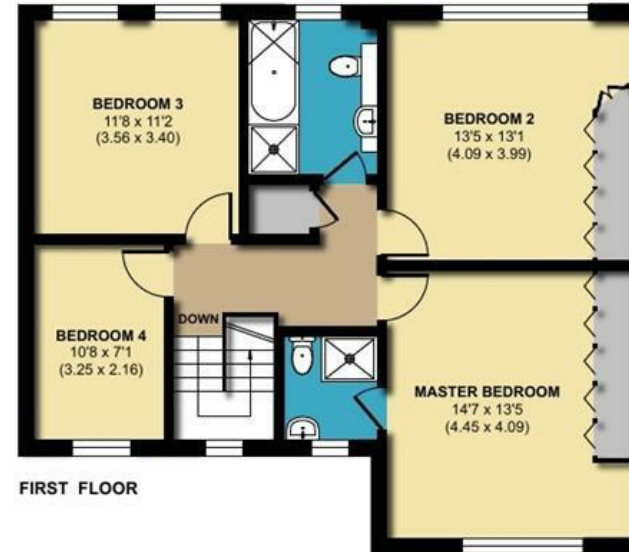
For identification only - Not to scale



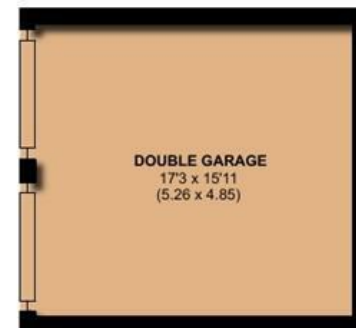
OUTBUILDING

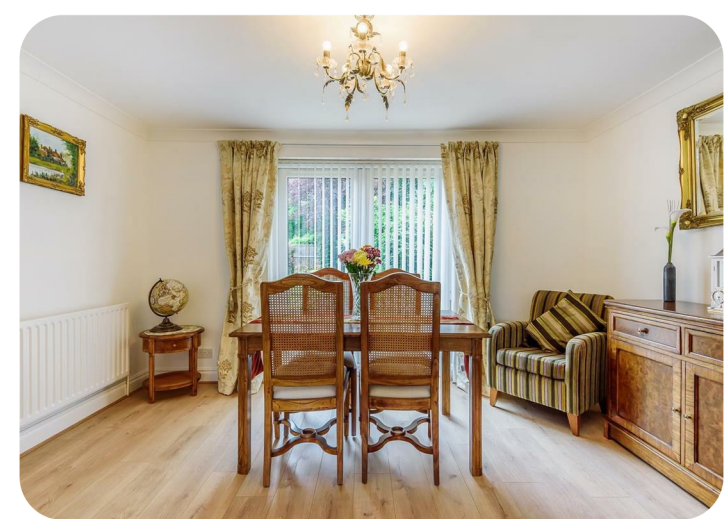


GROUND FLOOR



FIRST FLOOR





This well presented four bedroom detached family home is set on the desirable Keephatch Park development close to local schools and shops. The accommodation comprises an entrance hall, spacious living room opening onto the dining room, smartly fitted kitchen/breakfast room with adjoining utility, study, and four first-floor bedrooms. There are well maintained gardens at the front and rear of the house with a detached double garage and ample driveway parking.

- Generous well-stocked corner plot
- Smartly fitted kitchen/breakfast room
- Master bedroom with en suite
- Over 1700 sq ft of accommodation
- Photographs taken 2022

Situation

Campion Way is set on the popular Keephatch Park development, the area is close to the A329(M) and M4 motorway yet is only 20 minute walk from Wokingham town centre. There are a number of parks and play areas interspersed around the development with properties ranging from 2 bedroom apartments, 3 bedroom terrace properties, townhouses and spacious four and five bedroom detached homes.

Outside

The private rear garden is enclosed by wooden fencing, laid mainly to lawn with a path that leads from the Indian sandstone patio across the rear and side of the house to the rear of the garden with a wooden shed. There are well stocked shrub borders hosting a variety of mature plants with gated side access leading to the front driveway which offers parking for several vehicles in front of the detached double garage. The front garden is well stocked which flanks Campion Way with a variety of shrub borders with laurel hedging creating privacy for the house.

Energy Performance Rating

C

Council Tax Band

G (Subject to change)

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the London Road, on reaching St Crispins school at the traffic lights turn left into Binfield Road, at the mini roundabout left into Keephatch Road and at the next roundabout right into Campion Way where the property will be found on your right.



Residential Sales and Lettings

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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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