



*Michael Hardy*  
MICHAEL HARDY  
RESIDENTIAL ESTATE AGENTS

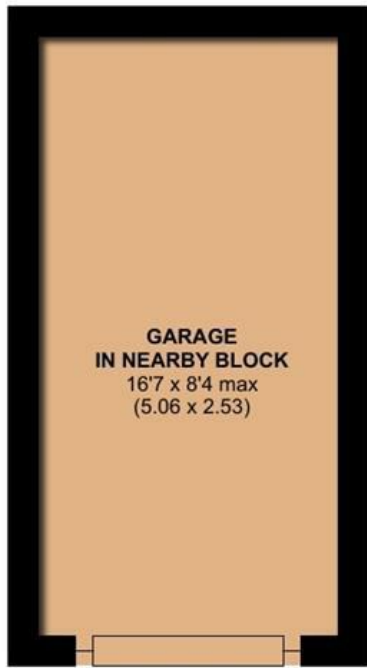
21, Highfield Close, Wokingham, Berkshire, RG40 1DG

£465,000  
Freehold

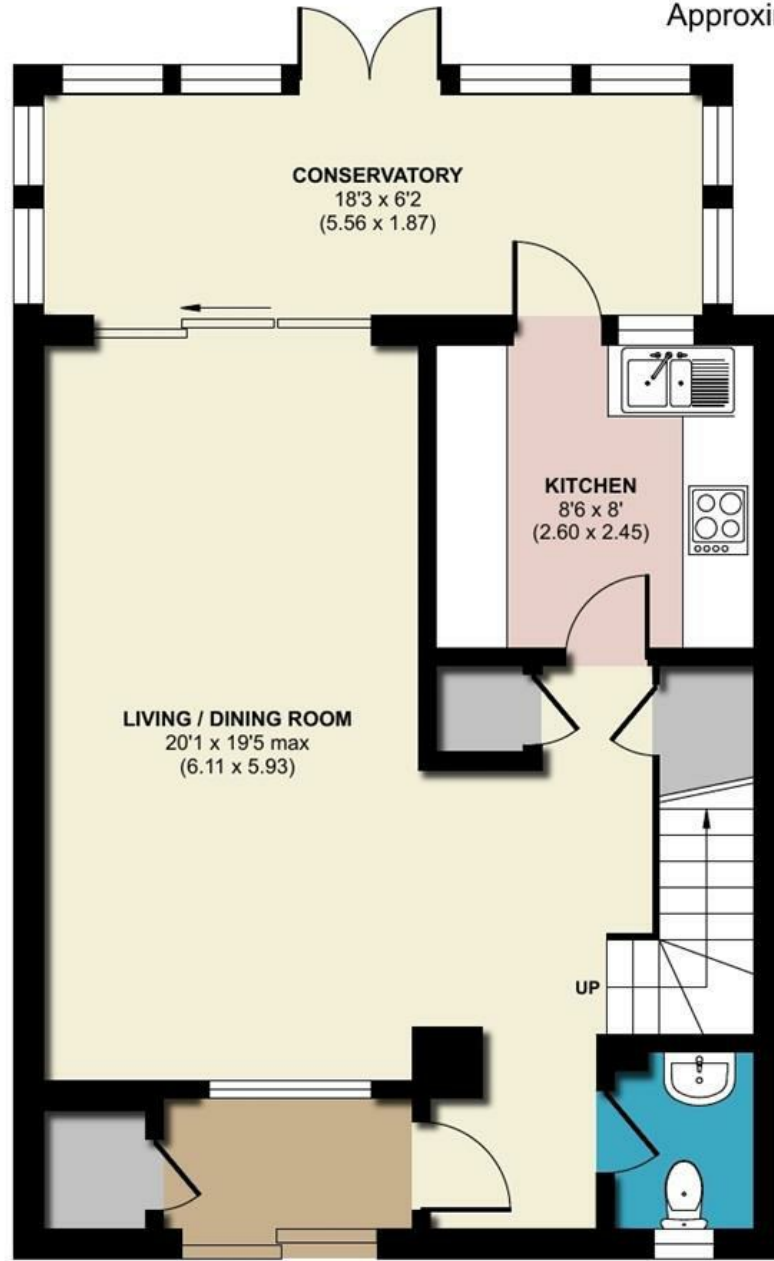
# Highfield Close, Wokingham

Approximate Area = 1087 sq ft / 100.9 sq m (excludes detached garage)

For identification only - Not to scale



**GARAGE  
IN NEARBY BLOCK**  
16'7 x 8'4 max  
(5.06 x 2.53)



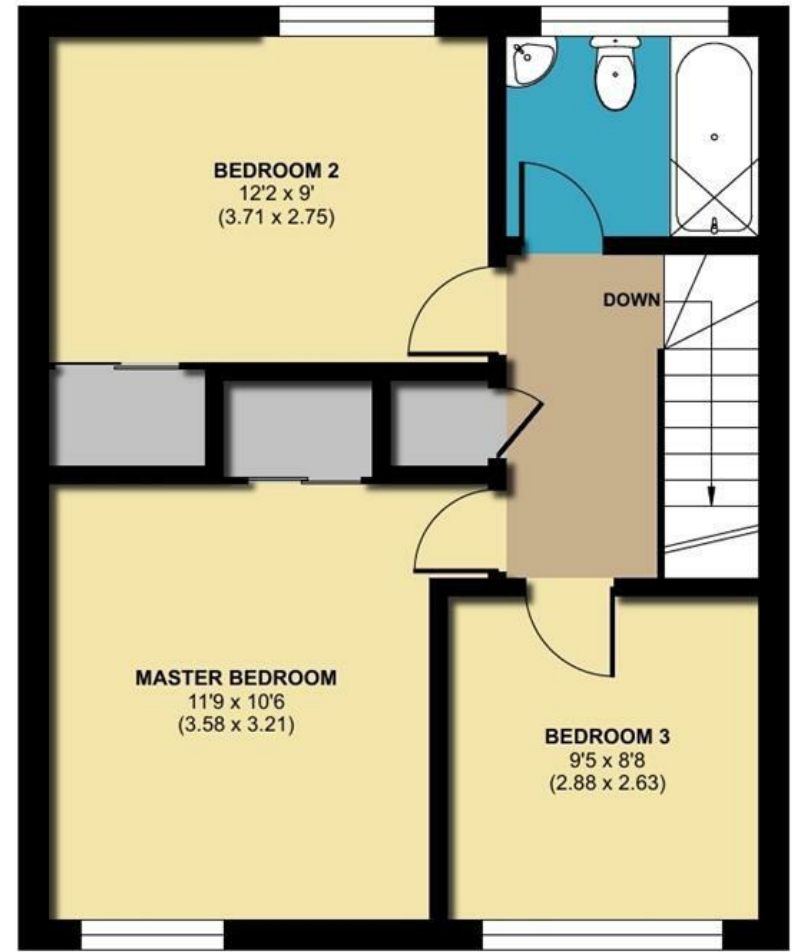
**CONSERVATORY**  
18'3 x 6'2  
(5.56 x 1.87)

**KITCHEN**  
8'6 x 8'  
(2.60 x 2.45)

**LIVING / DINING ROOM**  
20'1 x 19'5 max  
(6.11 x 5.93)

UP

**GROUND FLOOR**



**BEDROOM 2**  
12'2 x 9'  
(3.71 x 2.75)

**MASTER BEDROOM**  
11'9 x 10'6  
(3.58 x 3.21)

**BEDROOM 3**  
9'5 x 8'8  
(2.88 x 2.63)

DOWN

**FIRST FLOOR**



This well presented three bedroom end of terrace house is set in a desirable location overlooking a green, close to Wokingham town centre. The accommodation comprises entrance spacious living/dining room, galley kitchen, cloakroom and conservatory overlooking the terraced rear garden. There are three first floor bedrooms and a family bathroom. There is a garage in a nearby block and communal parking.

- Desirable location close to town
- Spacious living/dining room
- Kitchen with space for appliances
- Generous bedrooms
- Conservatory
- Garage in nearby block

#### **Situation**

Highfield Close is a most attractive residential area in a convenient town centre location. Both the shops and restaurants of the town are within easy walking distance and just to the north of Wokingham is Cantley Park and 75 acres of parkland hosting a range of sporting activities. For the commuter the train station is within walking distance (Waterloo Line) and the A329M/M4 can be accessed from the east of town.

#### **Outside**

Outside the rear garden is laid mainly to lawn with steps down to the rear of the garden with a mature evergreen hedges and plants. There is a raised area of wooden decking and a shed, There is gated side access leading to the front garden with a single garage in a nearby block. There is an annual Estate Service Charge - c.£322.86 for period 1st Jan 2023 to 31 Dec 2023. This charge is for maintenance of the communal gardens. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

#### **Energy Performance Rating**

C

#### **Council Tax Band**

D

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

Leave Michael Hardy's offices on foot, continue along Broad Street towards Shute End. At the junction, cross the road and Milton Road will be found in front of you. Continue along Milton Road and turn right into Highfield Close, where the property will be found on your left.



## Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

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Tel: 0118 977 6776

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## Crowthorne Sales

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RG45 6LT

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Ref: 15563022 | Folio: A8518 | 22nd February 2024

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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