



*Michael Hardy*  
**MICHAEL HARDY**  
RESIDENTIAL ESTATE AGENTS

70, Oakey Drive, Wokingham, Berkshire, RG40 2DT

**OIEO £425,000**  
**Freehold**

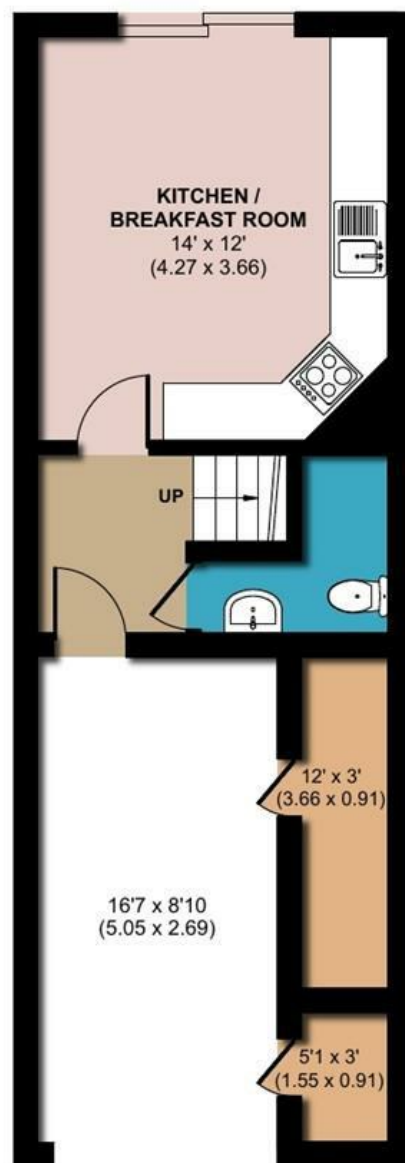
# Oakey Drive, Wokingham

Approximate Area = 1183 sq ft / 109.9 sq m

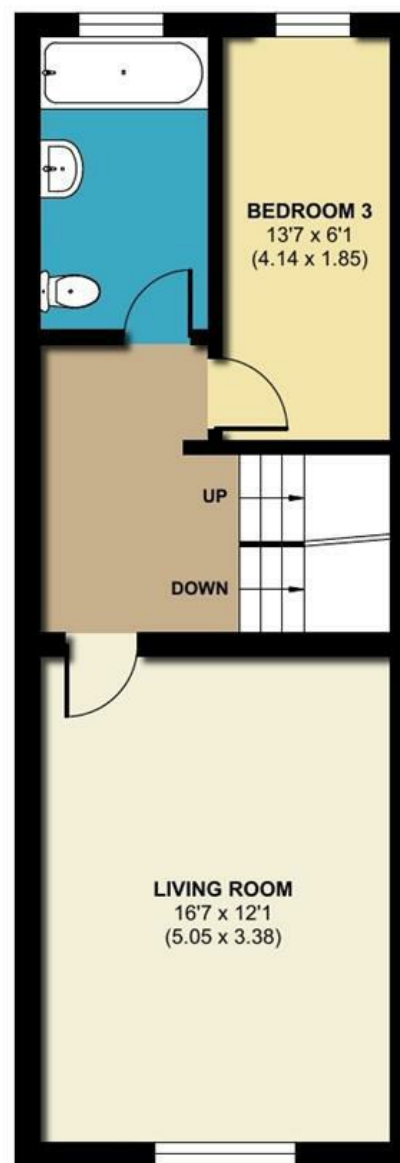
Outbuilding = 49 sq ft / 4.6 sq m

Total = 1232 sq ft / 114.5 sq m

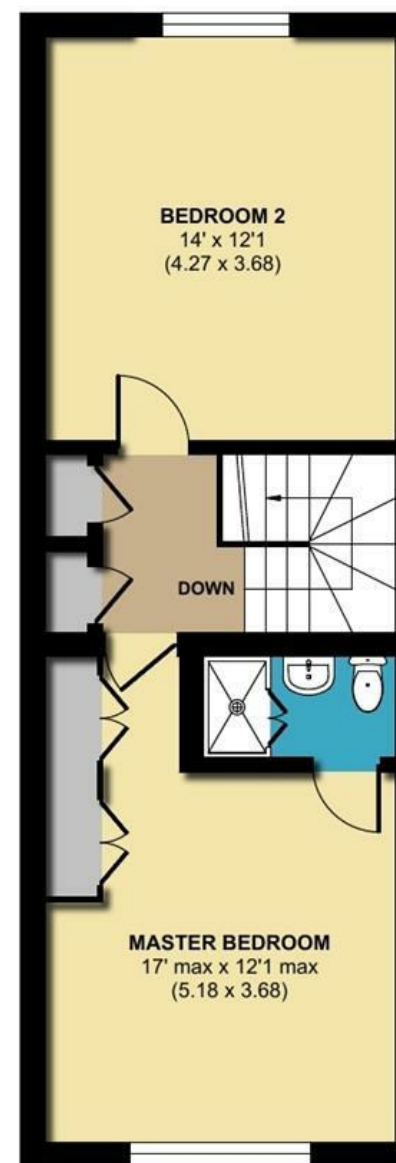
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



This beautifully presented three-bedroom townhouse has been updated and well-maintained by the current owners. Internally there is a cloakroom on the ground floor as well as an open-plan kitchen/breakfast room with integral appliances and sliding doors to the low-maintenance rear garden. On the first floor, there is a large living room with a family bathroom and bedroom three. On the second floor is the master bedroom with built-in wardrobes and an ensuite shower room, storage cupboards, and bedroom two. There is also a car port with two large storage cupboards and parking for two cars in tandem.

- No onward chain
- New boiler with warranty in place
- New carpet throughout
- New windows Dec 2023 with FENSA warranty
- Close to Wokingham town centre
- 1232 sq ft / 114.5 sq m

### Situation

Oakey Drive is a popular development situated on the edge of Wokingham town centre and a short walk to Wokingham mainline railway station. It is a peaceful location situated close to local amenities. The property is also conveniently located for access to A329(M) and M4 as well as access to Bracknell and Reading.

### Outside

The front is open plan with driveway parking for two vehicles with the remainder laid out with mature shrubs. There are two storage cupboards that contain the boiler and have power. The rear garden comprises a patio with a large decking area to the rear of the garden and is enclosed by timber fencing.

### Energy Performance Rating

C

### Council Tax Band

E

### Local Authority

Wokingham Borough Council

### Directions

Leave Wokingham on Finchampstead Road, go under the railway bridge and take third exit at the mini roundabout into Landen Court, then Oakey Drive, drive up the hill, the property will be found on the right hand side. There is a for sale board.



## 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)



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

## Crowthorne Sales

28 Dukes Ride,

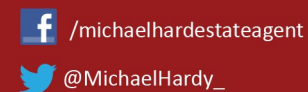
Crowthorne, Berkshire

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.

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