



Michael Hardy
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RESIDENTIAL ESTATE AGENTS

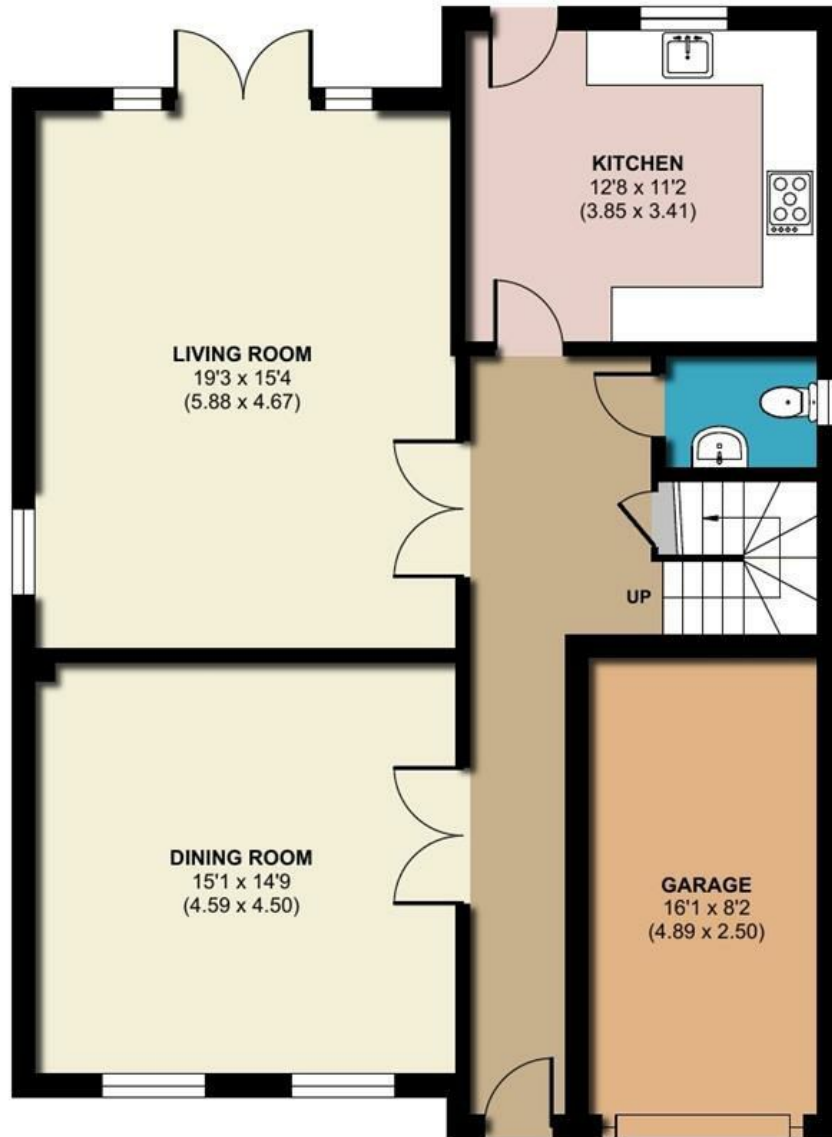
The Chase, 5, Landen Grove, Wokingham, Berkshire, RG41 1LL

OIEO £800,000
Freehold

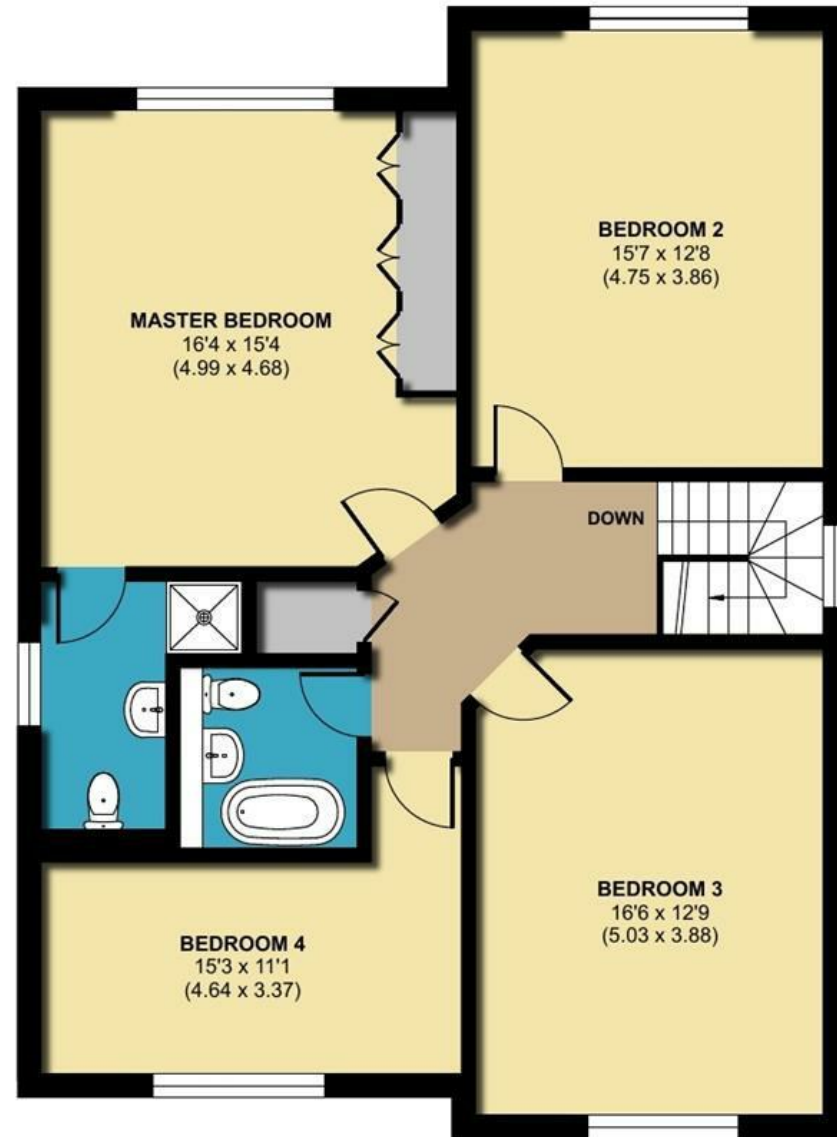
Landen Grove, Wokingham

Approximate Area = 2028 sq ft / 188.3 sq m (includes attached garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





The property is turn key ready but also offers an opportunity for further reconfiguration and scope to extend. This beautifully presented detached four double bedroom family home has been well maintained by the current owners. The property comprises entrance hall with storage, cloakroom, kitchen with integrated appliances and access to outside, 19'3 x 15'4 living room with French doors out to the garden, and a large dining room. To the first floor there are four double bedrooms and two bathrooms with the master bedroom suite having an en suite shower room and built in wardrobes. There is also a single garage and driveway parking.

- No onward chain
- Large living room
- Cloakroom
- Gas radiator heating system
- Garage and driveway parking
- 2028 sq ft / 188.3 sq m (Includes attached garage)

Situation

Landen Grove was built by renowned developer Charles Church in 2004. It is a small development comprising an attractive mix of 2, 3 and 4 bedroom homes and is set on the western outskirts of town. As well as a mainline station (Waterloo line) and Twyford station for Paddington and the Elizabeth Line, the A329(M)/M4 can be accessed either via Winnersh or from the east of town. There are local shops and 2 ph a short distance away. Acres of woodland and countryside can be reached via Simons Lane.

Outside

The front is open plan with driveway parking with the remainder laid out as lawn and mature shrubs. There is a single garage which has front access only. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing.

Energy Performance Rating

C

Council Tax Band

G

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham through Shute End and onto the Reading Road. Follow the road out across the Wooshill roundabout, Landen Grove is a turning off on the right hand side, the house is the first one on the left.



Residential Sales and Lettings

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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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