



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

£800,000 Freehold



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
- Cloakroom
- Garage and driveway parking
- Large living room
- Gas radiator heating system
- 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 Woosehill roundabout, Landen Grove is a turning off on the right hand side, the house is the first one on the left.

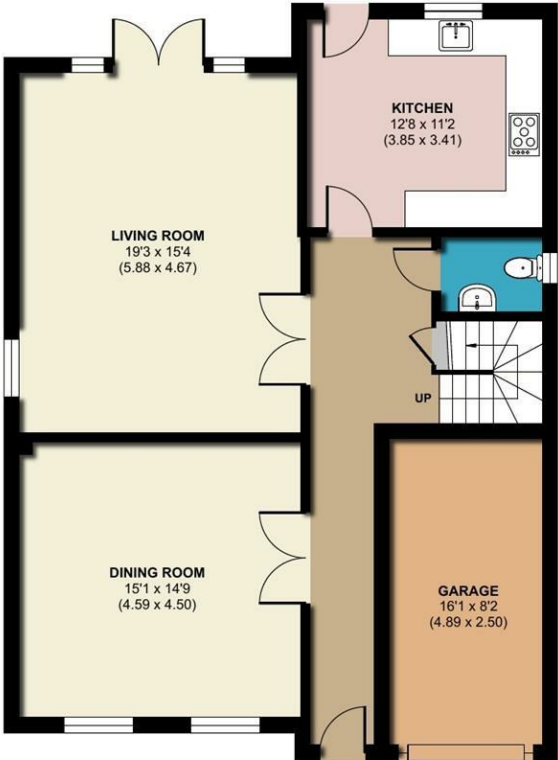




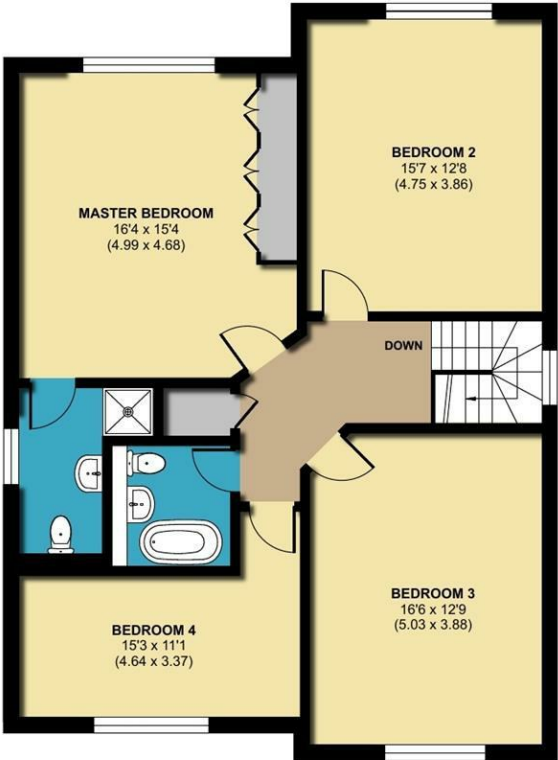
Landen Grove, Wokingham

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

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Michael Hardy. REF: 1075049

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU
0118 977 6776
properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

Michael Hardy
MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT
01344 779999
crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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