



*Michael Hardy*  
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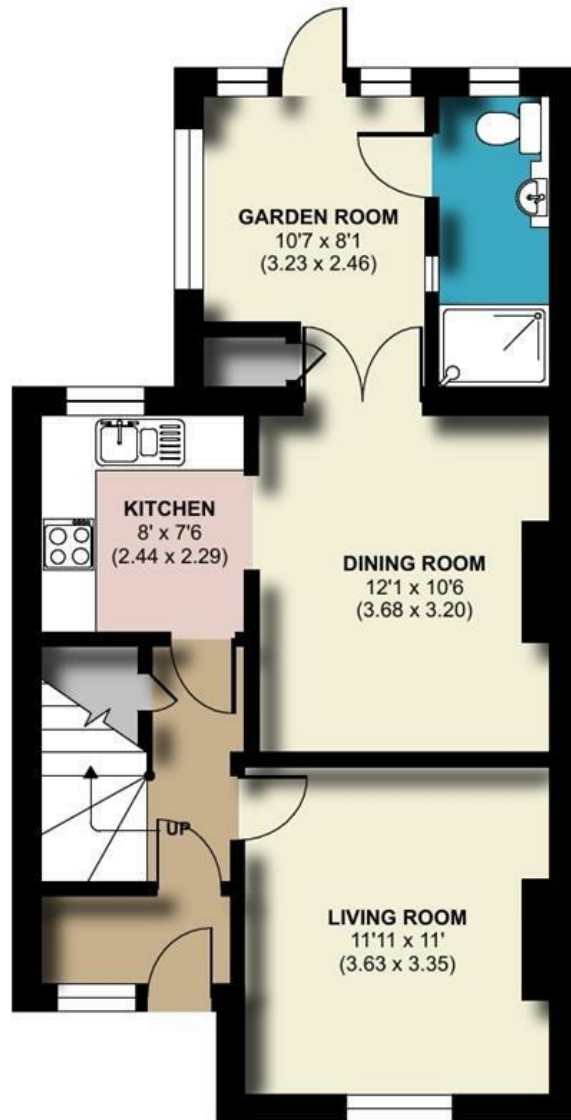
28, Mount Pleasant, Wokingham, Berkshire, RG41 2YG

OIEO £550,000  
Freehold

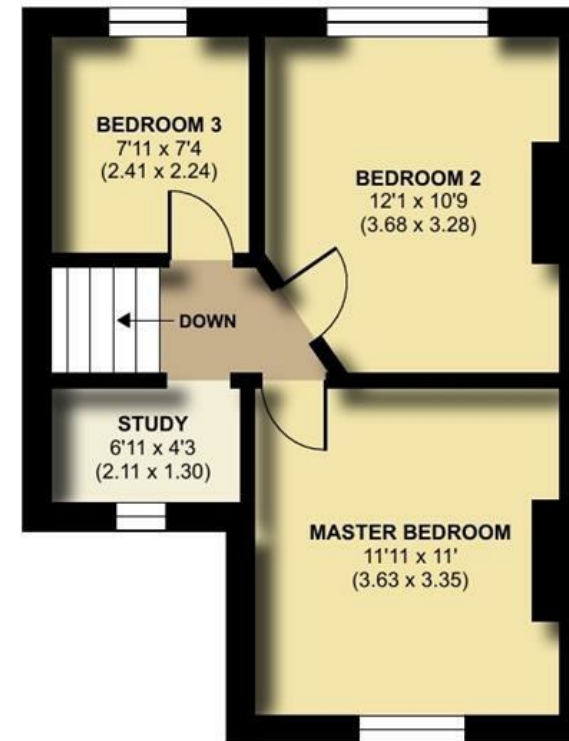
# Mount Pleasant, Wokingham

Approximate Area = 955 sq ft / 88.7 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



This beautifully presented semi detached three bedroom cottage has been well maintained by the current owners. The property comprises an entrance hall with storage, a living room with a feature fireplace, a kitchen, a dining room with a feature fireplace, a garden room, and a downstairs shower room. On the first floor, there are three bedrooms and a study. There is also driveway parking for a small car.

- Character features
- Three bedrooms
- Private north west facing rear garden
- Driveway parking for a small car
- Walking distance to train station and town centre
- 955 sq ft / 88.7 sq m

#### **Situation**

Mount Pleasant is a delightful no-through road with properties dating back to the 1900's and within walking distance of Wokingham town centre with it's shops and restaurants and train station. There is pedestrian access via a footbridge to St. Paul's Church on the Reading Road.

#### **Outside**

The front is open plan with driveway parking for a car. The rear garden comprises a large patio area for entertaining and the rest is laid to lawn with mature shrubs and is enclosed by timber fencing.

#### **Energy Performance Rating**

D

#### **Council Tax Band**

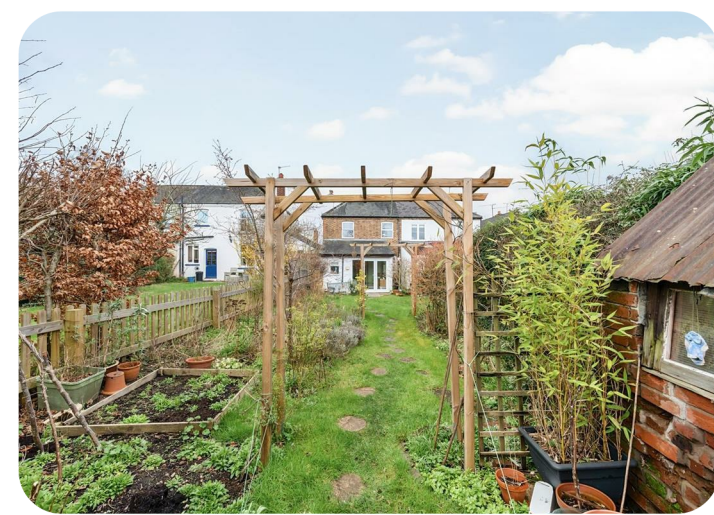
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#### **Local Authority**

Wokingham Borough Council

#### **Directions**

On foot. Leave Wokingham via Station Road and proceed over the level crossing turning right into Oxford Road and then right into Mount Pleasant where the property will be found on the right towards the top of the road. By car. Leave Wokingham via Shute End onto the Reading Road. After c.1/2 of a mile turn left into Oxford Road where Mount Pleasant is the second turning on the left. The house is the one of the last properties on the left.



## Residential Sales and Lettings

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Ref: 17873860 | Folio: A8528 | 6th March 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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