



Michael Hardy

MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

23, Lockhart Drive, Wokingham, Berkshire, RG40 5BF

OIEO £600,000
Freehold

Lockhart Drive, Wokingham

Approximate Area = 1022 sq ft / 94.9 sq m

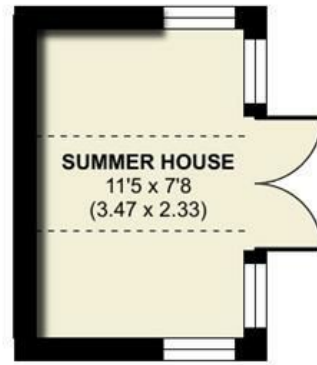
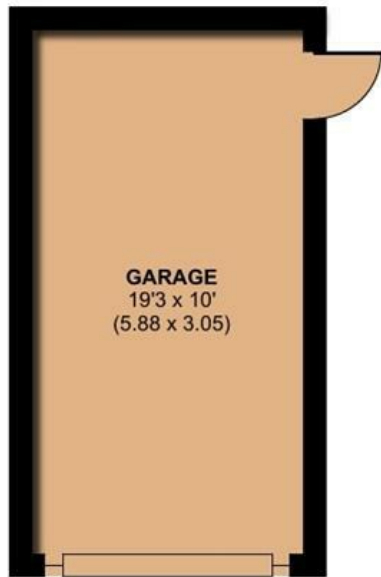
Limited Use Area(s) = 60 sq ft / 5.5 sq m

Garage = 193 sq ft / 17.9 sq m

Outbuilding = 27 sq ft / 2.5 sq m

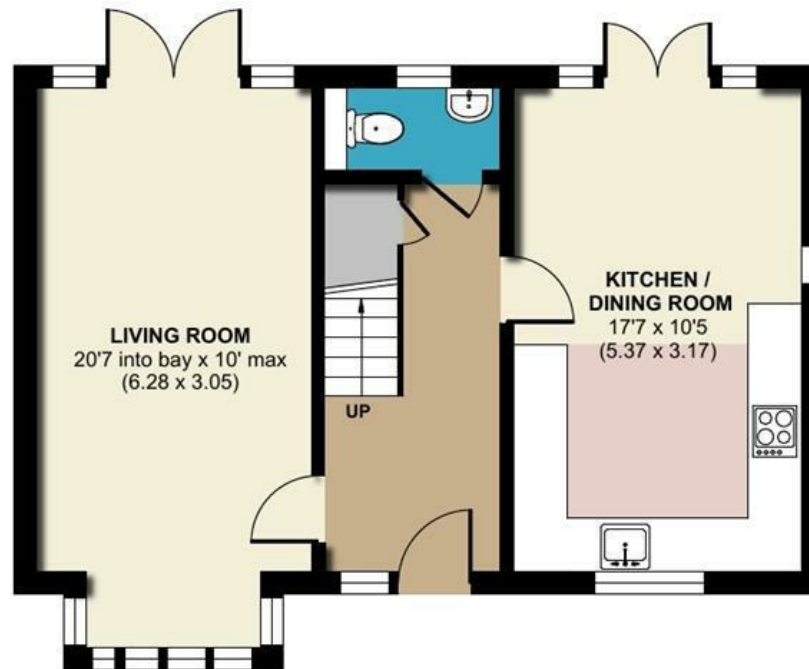
Total = 1302 sq ft / 120.9 sq m

For identification only - Not to scale

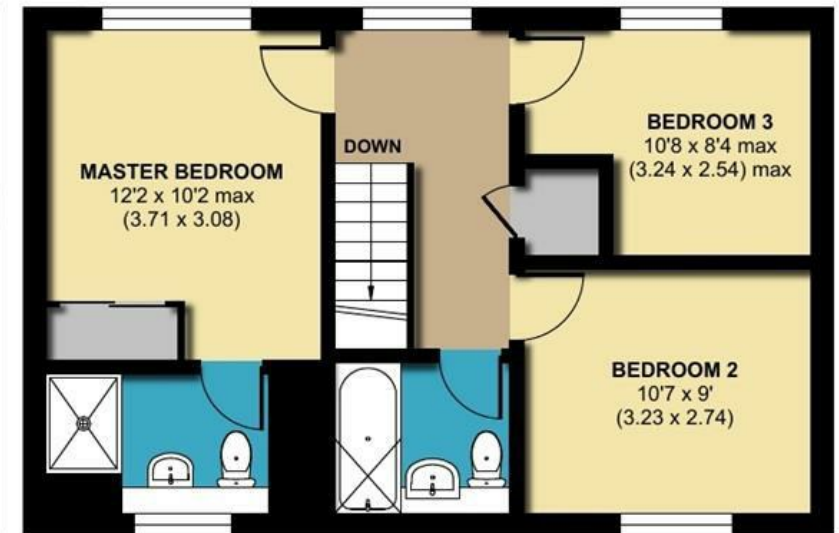


OUTBUILDING

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



This well presented three bedroom detached house is situated north of Wokingham town centre close to local schools an countryside. The accommodation comprises entrance hall, cloakroom, dual aspect living room with French doors to the rear garden and a desirable open plan kitchen/dining room. There are three first floor bedrooms including bedroom one with en suite shower facilities. Outside there is a generous garden, summer house and single garage with driveway parking in front.

- Corner plot built in 2020
- Fully fitted kitchen
- Bedroom one with en suite
- Wooden summer house
- Walking distance to town

Situation

Mulberry Grove is one of the more recent developments in Wokingham to the North of the town. The development is built by Crest Nicholson and comprises an attractive range of properties and in our opinion is of a high build quality with good local schools and easy access to the A329(M) and M4 as well as being within walking distance to the town centre.

Outside

The rear garden is laid to lawn with an area of patio across the rear of the house with an addition sun terrace in the right corner. There are shrub borders with a wooden summer house situated behind the single garage with light and power. There is gated side access leading to the driveway which provides parking for two cars. The front garden is open plan, laid to lawn with shrub borders. There is an annual management charge of c.£TBC which covers the upkeep of the communal areas. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Energy Performance Rating

B

Council Tax Band

E

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham via Rectory Road and where the road forks bear left onto Wiltshire Road and follow the road round to the right which then becomes Warren House Road, continue to the mini roundabout take the left and continue to the next roundabout taking a left onto Dalley Road. Take the second left into Lockhart Drive.



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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