



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

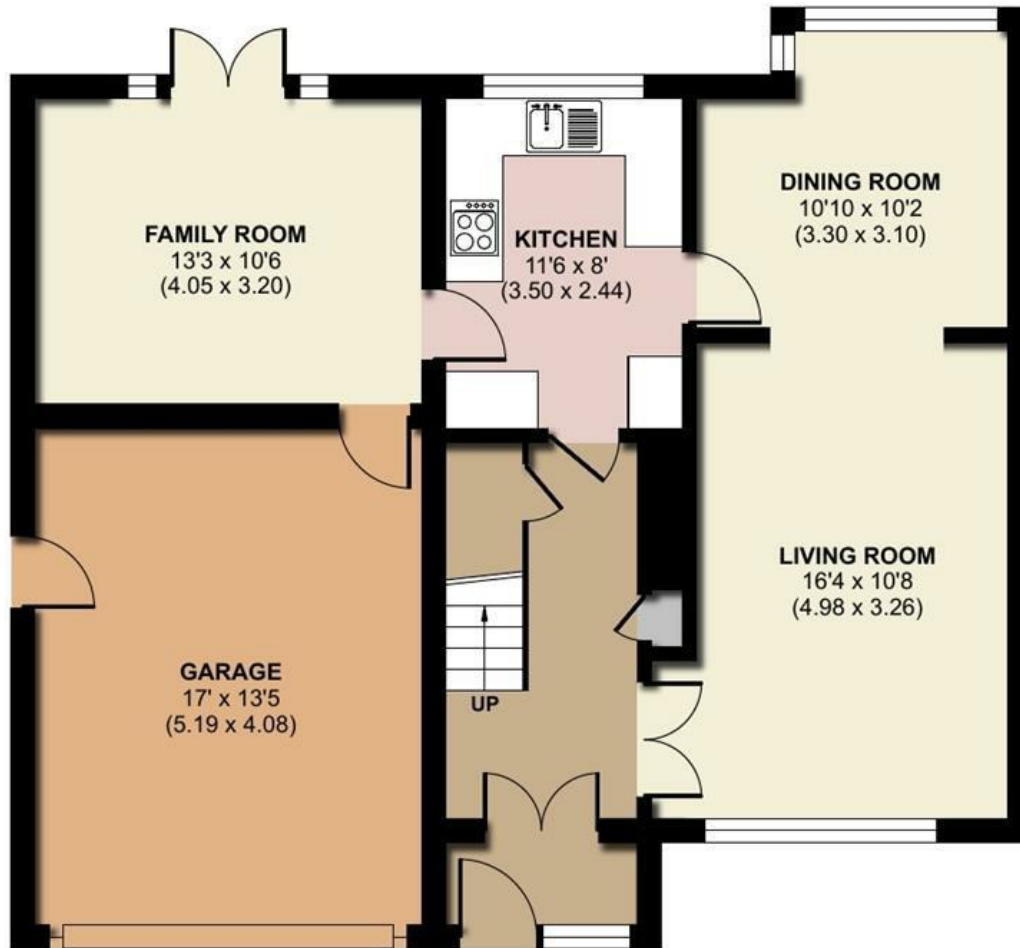
33, Windmill Avenue, Wokingham, Berkshire, RG41 3XA

£700,000
Freehold

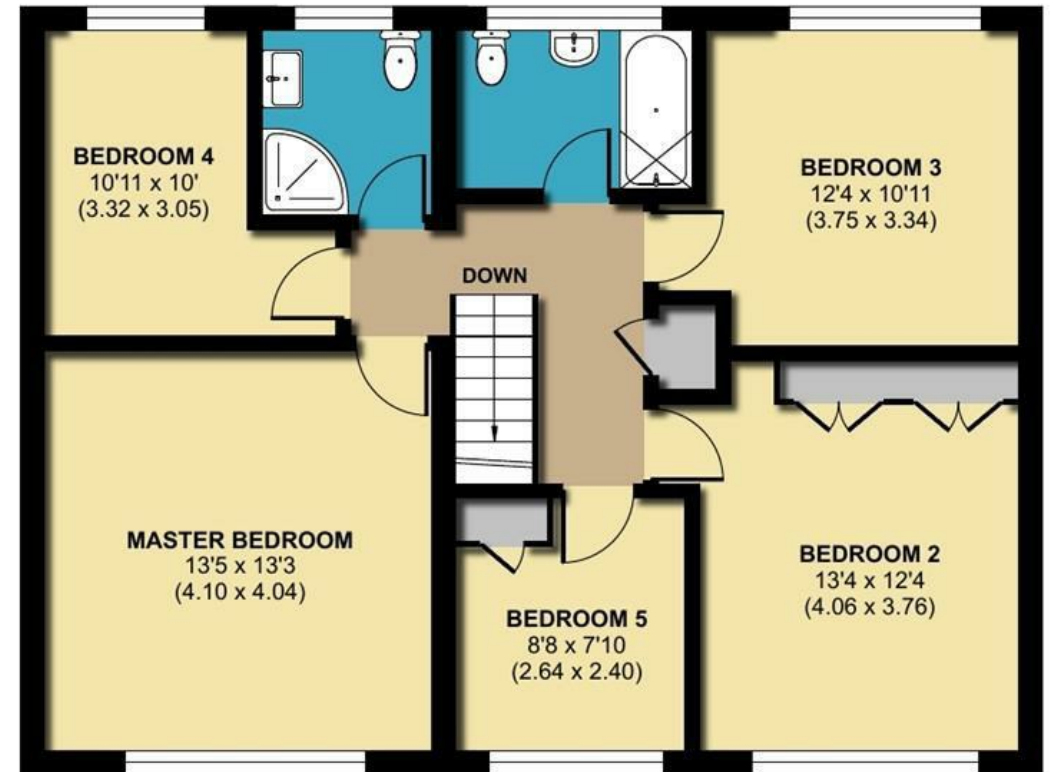
Windmill Avenue, Wokingham

Approximate Area = 1716 sq ft / 159.4 sq m (includes attached garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





This smartly presented five bedroom semi detached house is set in a quiet cul de sac location on the popular Scots Farm development close to local schools and shops. The versatile accommodation comprises entrance hall, spacious living room leading into the dining room, fitted kitchen, family room leading onto the rear garden. There are five first floor bedrooms, shower room and bathroom. Outside there is ample driveway parking, an integral garage and well stocked rear garden.

- Over 1700 sq ft of living
- Two reception rooms
- Family room with French doors to garden
- Private rear garden
- Well maintained family home
- Quiet cul de sac location

Situation

Scots Farm was mostly built in the 1960's and comprises a mix of chalets and houses set on generous size plots. The development consists of just three roads and there are countryside walks from Simons Lane. For the commuter there is a main line station in Wokingham (Waterloo line) and Bracknell A329(M)/M4 can be accessed from the east of town.

Outside

The well stocked rear garden is enclosed by wooden fencing, laid mainly to lawn with well stocked shrub borders comprising a variety of plants and flowers. There is an area of block paved patio across the rear of the house and an area of raised timber decking at the rear with space for a shed. Gated side access leads to the front block paved driveway which provides parking for several vehicles with an area of lawn at the side. There is an integral garage with up and over door and internal access from the house.

Energy Performance Rating

C

Council Tax Band

D (Subject to change)

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham through Woosehill roundabout turning first left into Old Woosehill Lane, first right into Chestnut Avenue and then turn right into Walter Road, turn right into Windmill Avenue where number 33 will be found in a cul de sac on the right.



Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

www.michael-hardy.co.uk

Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

crowthorne@michael-hardy.co.uk

Ref: 14871650 | Folio: A8552 | 2nd April 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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no. 1867303



 /michaelhardestateagent

 @MichaelHardy_