



M Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

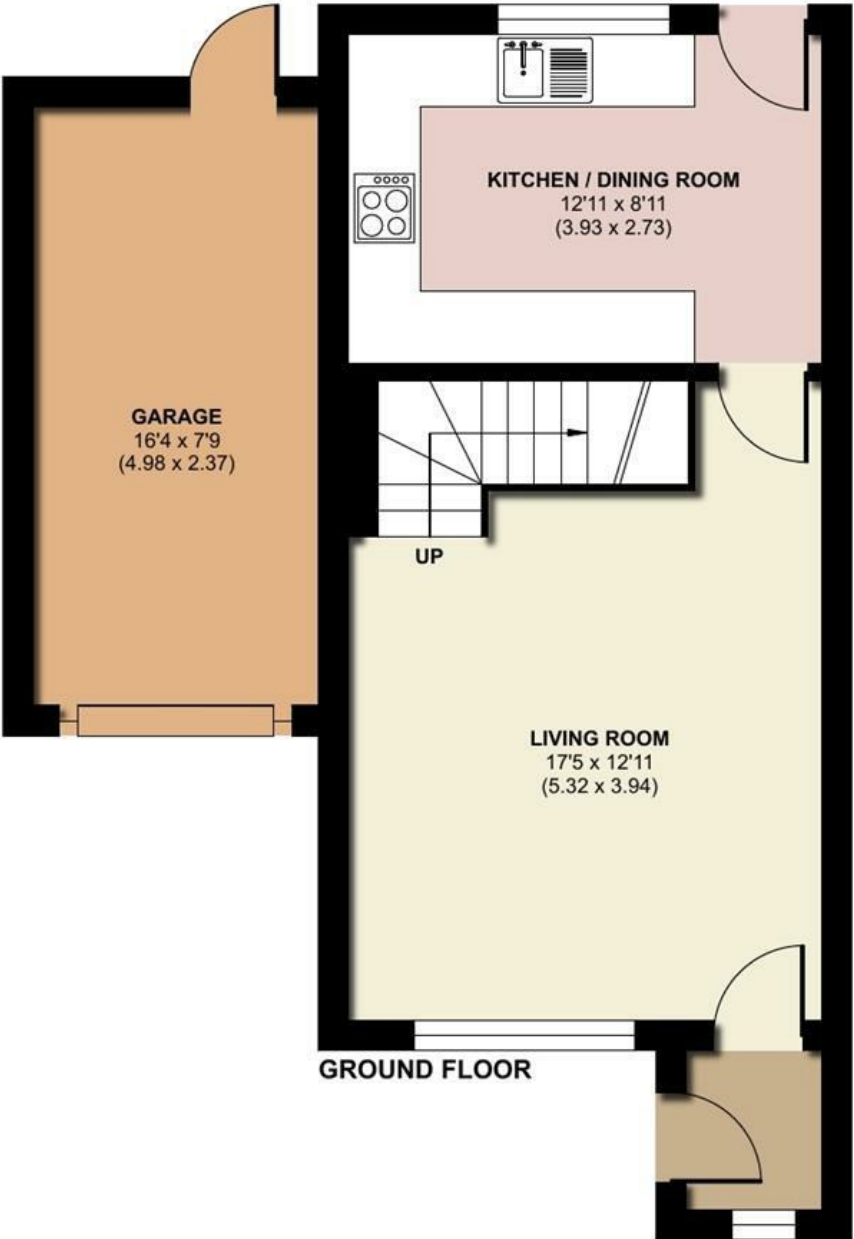
15, Topaz Close, WOKINGHAM, Berkshire, RG41 3UF

£400,000
Freehold

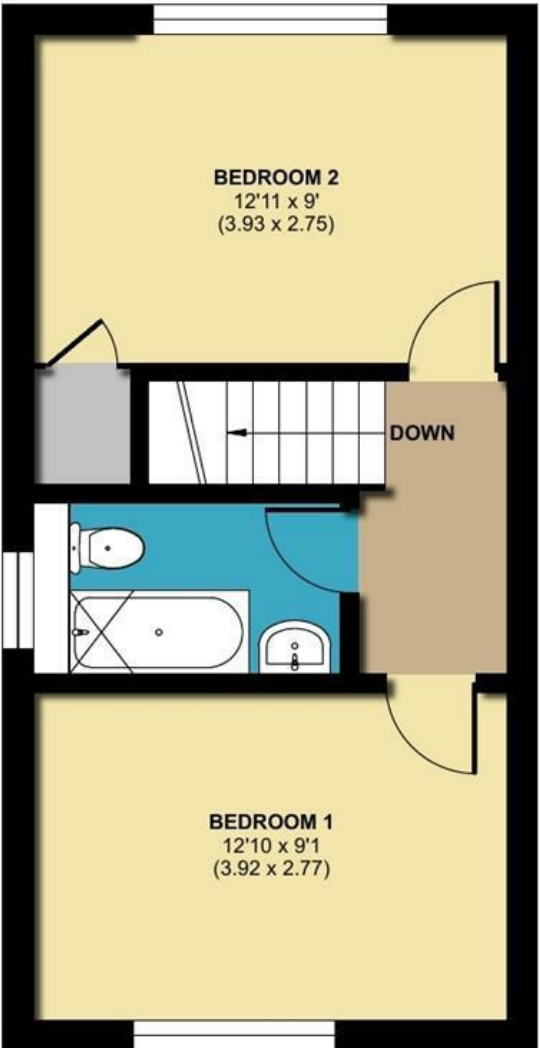
Topaz Close, Wokingham, RG41

Approximate Area = 842 sq ft / 78.2 sq m (includes attached garage)

For identification only - Not to scale



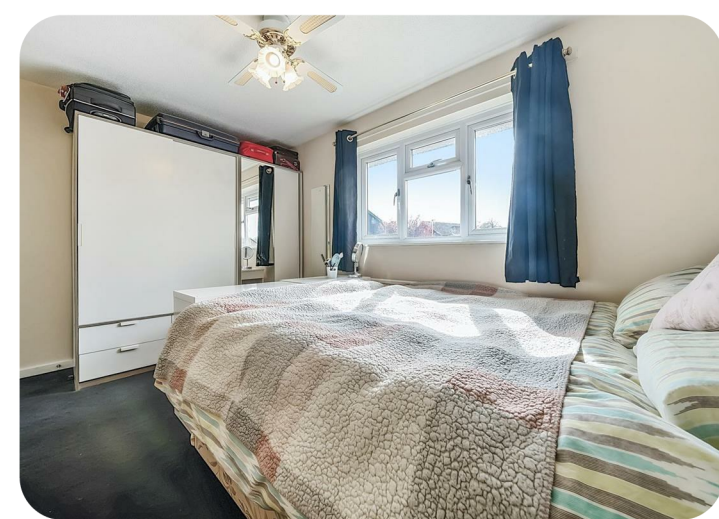
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Michael Hardy. REF: 1103821



This spacious two bedroom semi detached house is set in a desirable cul de sac close to local schools and shops on the popular Woosehill development. The accommodation comprises entrance porch, generous living room, kitchen/dining room overlooking the rear garden, two double first floor bedrooms and family bathroom. There is a well stocked rear garden, adjoining garage and driveway parking.

- Offered with no onward chain
- Generous living room
- Two double bedrooms
- Driveway parking
- Over 800 sq ft of living

Situation

Topaz Close forms part of the 'precious stone's' development built by Wimpey Homes on the Woosehill estate. Dating from the early 1980's it is now pleasantly established and comprises a number of small cul de sacs of 2, 3 and 4 bedrooms homes. There are local shops including a supermarket on Woosehill with the town centre and train station approximately two miles away. The A329(M)/M4 can be accessed from the east of town.

Outside

The rear garden is enclosed by wooden fencing, laid mainly to lawn with well stocked shrub borders within an area of patio across the rear of the house. There is a door into the rear of the single adjoining garage and up and over door to the front with driveway parking in front. The open plan front garden is laid to lawn.

Energy Performance Rating

C

Council Tax Band

D

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham through Shute End and onto the Reading Road. On reaching the Woosehill roundabout turn left onto the spine road at the end of the dual carriageway take the first right into Northway. Follow this up to the top and Topaz Close will be found on the right hand side.



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Ref: 13830446 | Folio: A8535 | 10th 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.

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