



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

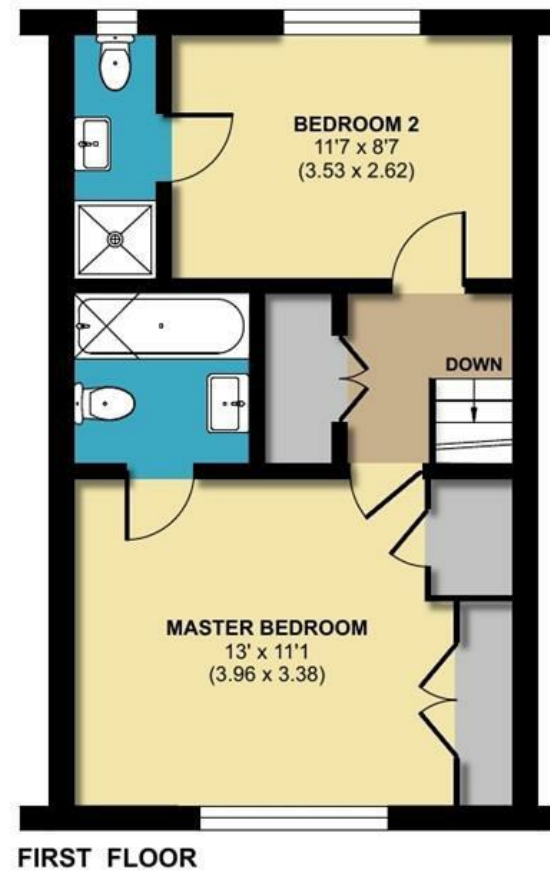
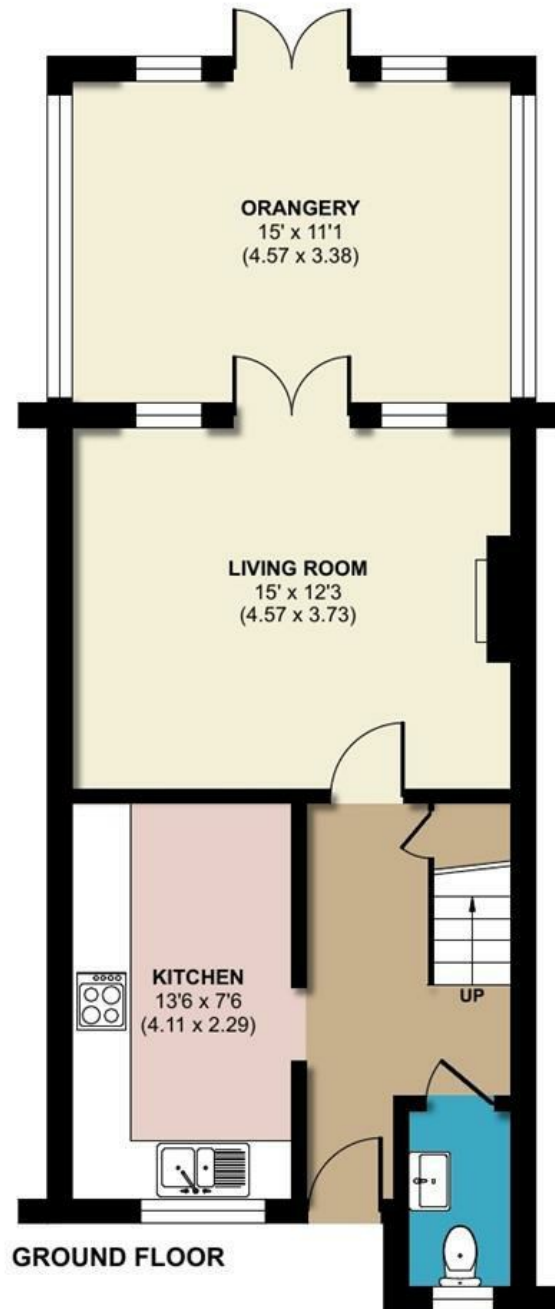
Primrose Cottage, Bearwood Road, Sindlesham, Berkshire, RG41 5BT

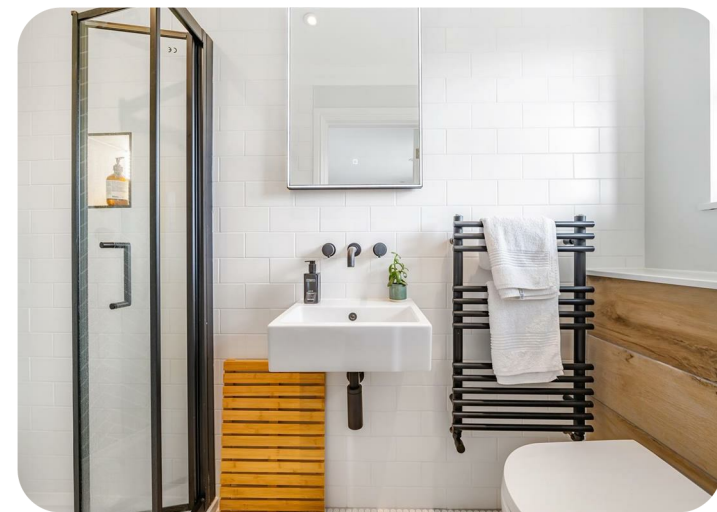
£475,000
Freehold

Bearwood Road, Sindlesham, Wokingham

Approximate Area = 978 sq ft / 90.8 sq m

For identification only - Not to scale





This stunning two bedroom cottage is set in a desirable non estate location which is close to parkland and Nirvana Spa. The accommodation comprises living room and adjoining orangery with French doors leading to the rear garden, kitchen, cloakroom and two double bedrooms, each with en suite facilities. The well maintained rear garden is east facing with a carport at the rear offering allocated parking.

- Immaculate presentation
- Spacious living room
- Two double bedrooms
- Cloakroom
- Smart orangery overlooking garden
- Carport for two vehicles in tandem

Situation

Primrose Cottage was built by the renowned local developer Luff Homes to a high specification with great attention paid to both materials used and the surrounding landscaping. There is a local pub just a few minutes walk away; it is also well placed for M4/A329(M) access. Winnersh train station and Sainsbury's supermarket are a short walk away with a local park nearby.

Outside

The east facing rear garden is laid to lawn enclosed by wooden fencing with well stocked shrub borders and a shed. A path leads to the gated rear access onto a shared carport which provides parking for two vehicles in tandem. There is an area of patio at the rear of the house. The front garden is laid to lawn with a block paved path leading to the front door with covered entrance porch.

Energy Performance Rating

C

Council Tax Band

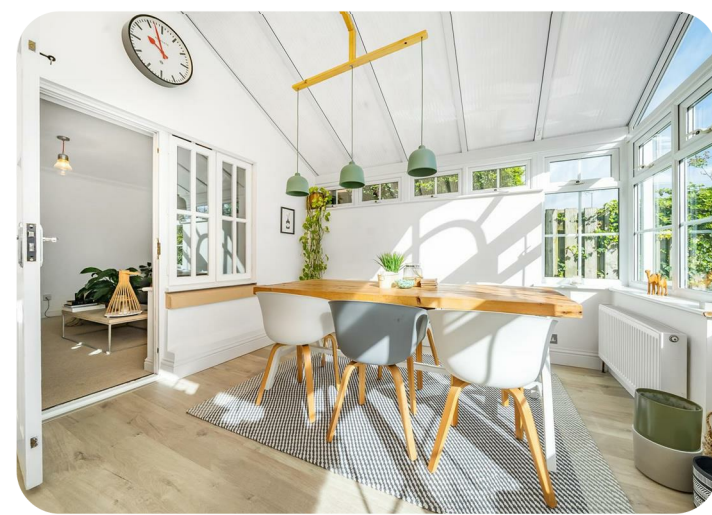
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Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Reading Road and continue for approximately two miles and upon reaching the main traffic lights at Winnersh crossroads turn left into King Street Lane. At the mini roundabout bear left into Bearwood Road, turn left into Harvest Drive, Primrose Cottage will be found just before Walters Arms public house on Bearwood Road.



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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: 17968566 | Folio: A8559 | 11th April 224

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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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 /michaelhardestateagent

 @MichaelHardy_