



*Michael Hardy*  
MICHAEL HARDY  
RESIDENTIAL ESTATE AGENTS

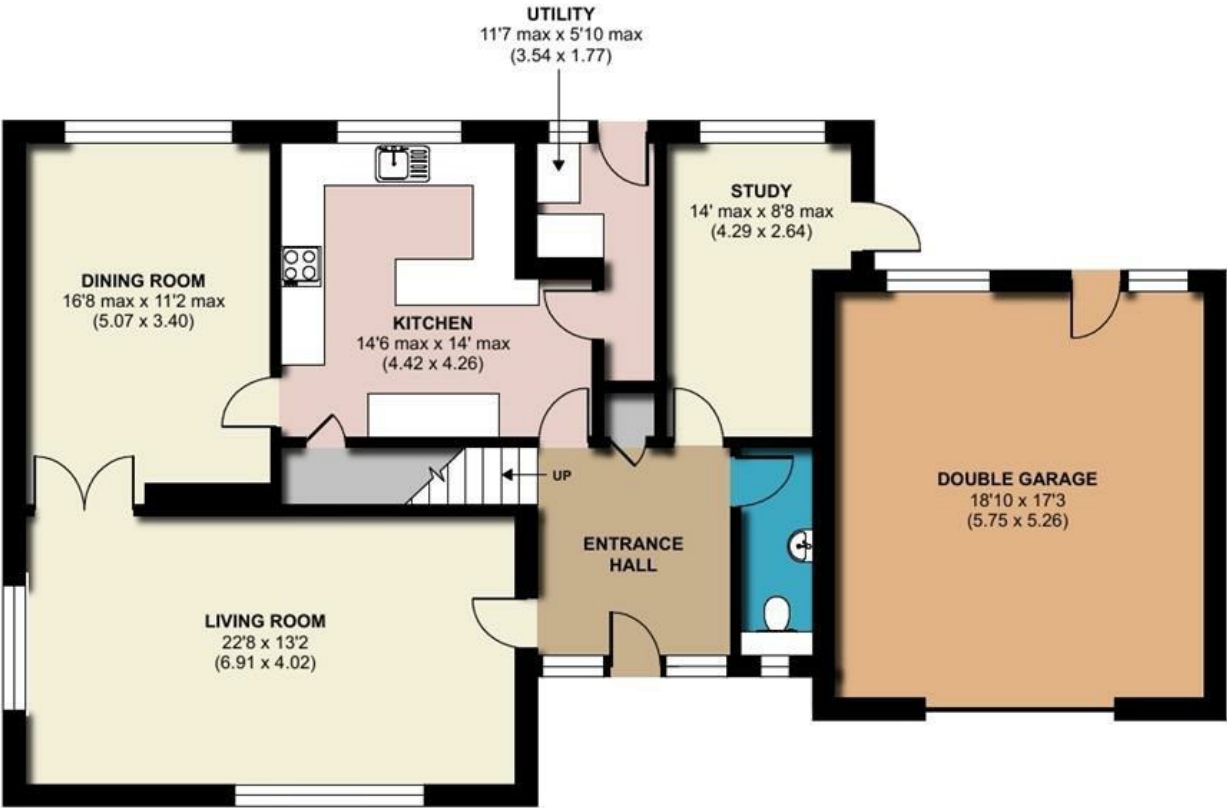
Cedars, 9, Glebelands Road, Wokingham, Berkshire, RG40 1DY

£1,075,000  
Freehold

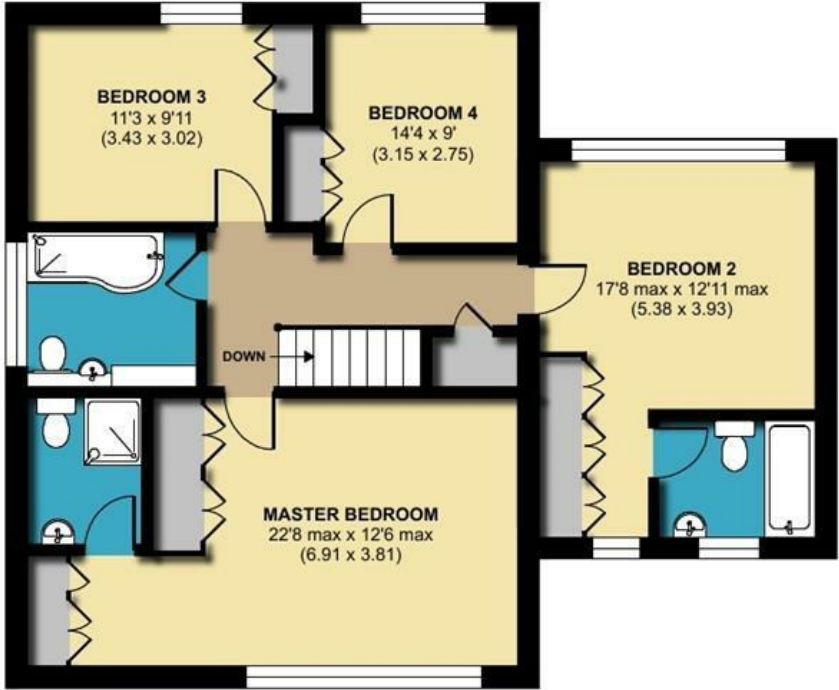
# Glebelands Road, Wokingham

Approximate Area = 2289 sq ft / 212.6 sq m (includes detached double garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





This spacious four-bedroom detached family home is situated on a private tree-lined corner plot measuring c.0.25 acres in a desirable town centre location. The accommodation comprises entrance hall, cloakroom, kitchen overlooking the garden, utility room, spacious living room with adjoining dining room and study. There are four generous first floor bedrooms including two with en suite facilities and a family bathroom. The rear garden is enclosed by mature trees, there is an adjoining double garage with driveway parking at the front.

- Scope for further improvement
- Over 2 200 sq ft of space
- Dual aspect living room
- Dining room with French doors
- Tree lined corner plot
- Town centre location

**Situation**  
 Glebelands Road is a highly desirable town centre location comprising a variety of detached houses close to shops, restaurants and train station which are all within easy walking distance. Just to the north is Cantley Park and 75 acres of parkland hosting a range of sporting activities. The A329M/M4 can be accessed from the east of town.

**Outside**  
 The rear garden is enclosed by wooden fencing and a 6 ft wall, laid mainly to lawn with an area of patio across the rear and side of the house. There are mature trees on the perimeter of the whole plot creating privacy with an adjoining double garage with access from the garden and up and over doors at the front. The driveway provides parking for several vehicles.

**Energy Performance Rating**  
 F

**Council Tax Band**  
 G

**Local Authority**  
 Wokingham Borough Council

**Directions**  
 Leave our Broad Street office turning right, at the traffic lights bear right into Rectory Road and left onto Glebelands Road, number 9 will be found on the left past Cedar Close.



### Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk)

**MICHAEL HARDY**  
RESIDENTIAL ESTATE AGENTS

[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

### Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

[crowthorne@michael-hardy.co.uk](mailto:crowthorne@michael-hardy.co.uk)

Ref: 17954095 | Folio: A8564 | 18th 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

