



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

6, Tanners Row, Wokingham, Berkshire, RG41 4EL

£875,000
Freehold

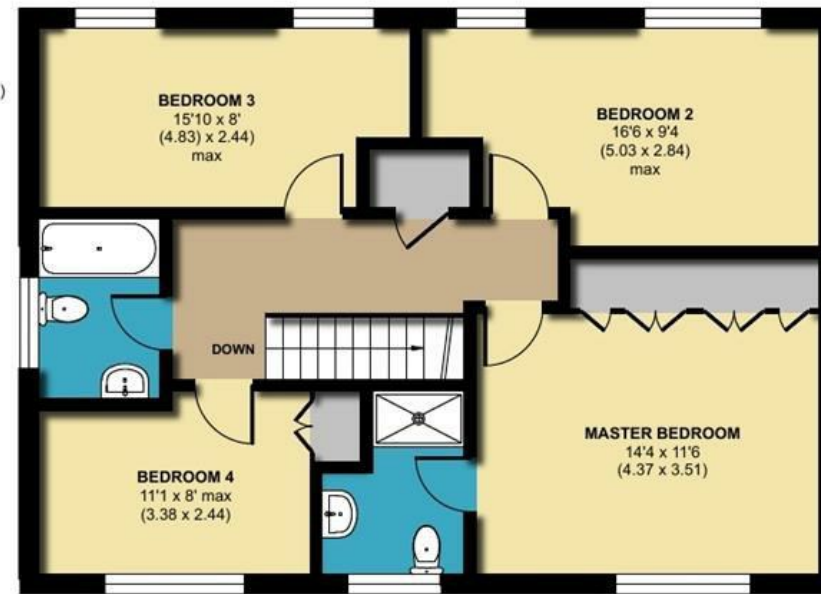
Tanners Row, Wokingham

Approximate Area = 1703 sq ft / 158 sq m (excludes detached garage)

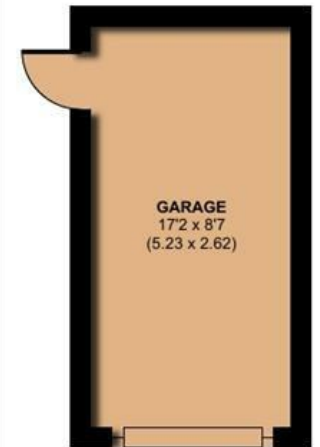
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





This stunning four bedroom detached family home is set in a desirable cul de sac which is walking distance to Evendons School and backs onto fields. The recently extended accommodation comprises entrance hall, impressive kitchen/diner/family room with island and integrated appliances, adjoining utility room, living room with French doors leading onto the rear garden and study. There are four double bedrooms and a family bathroom on the first floor, the master bedroom offers en suite facilities and fitted wardrobes.

- Living room with French doors to rear garden
- Impressive dual aspect kitchen/diner/family room
- Study overlooking the front
- Private rear garden
- Quiet cul de sac location
- Photographs taken 2022

Situation

This Charles Church development built approximately c.2006 consisting of a mix of two, three and four bedroom properties situated to the south of Wokingham. The development backs onto the Viking Field and through to Leslie Sears Fields and is within walking distance of Evendons School, local shop and has access to Sand Martins Golf Course.

Outside

The generous private rear garden is well maintained with mature hedge and shrub borders, laid mainly to lawn, a rockery and low level box hedging. There is paving that wraps around the rear of the house, gated side access leading to a single garage which has light and power. There are two parking spaces in front of the garage with well maintained hedging at the front of the house. There is a management company however there is now charge. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Energy Performance Rating

C

Council Tax Band

F (Subject to change)

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Finchampstead Road, taking the third right into Evendons Lane, proceed along and take the second right into Tanners Row, at the T junction turn right and the property will be found on the left.



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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