



*Michael Hardy*  
MICHAEL HARDY  
RESIDENTIAL ESTATE AGENTS

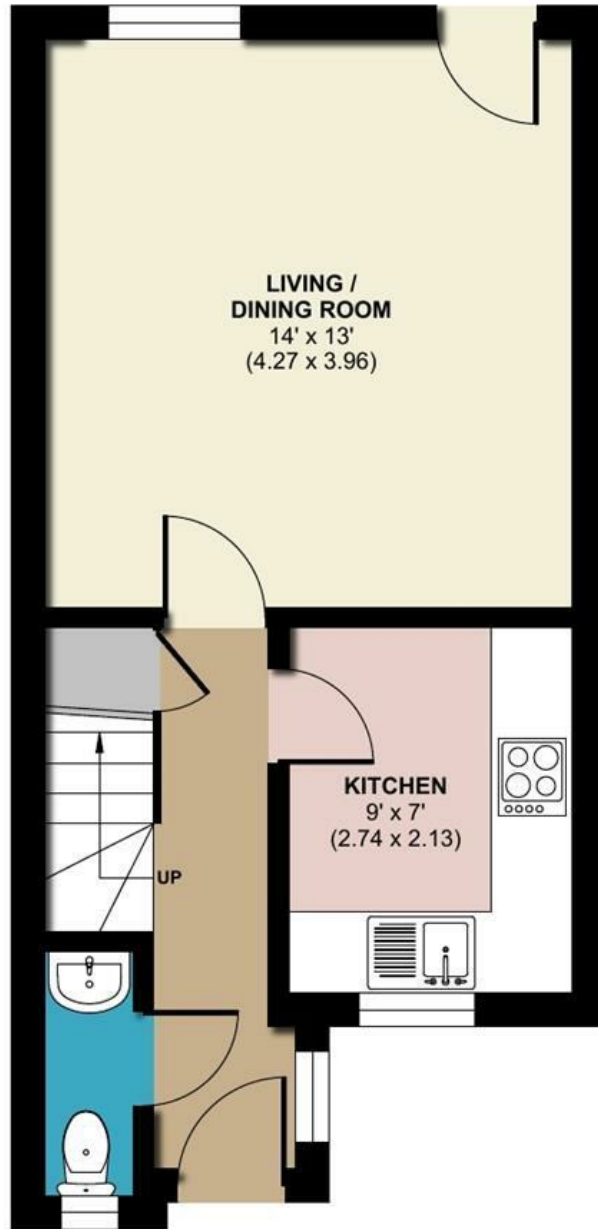
8, Davy Close, Wokingham, Berkshire, RG40 2LW

OIEO £375,000  
Freehold

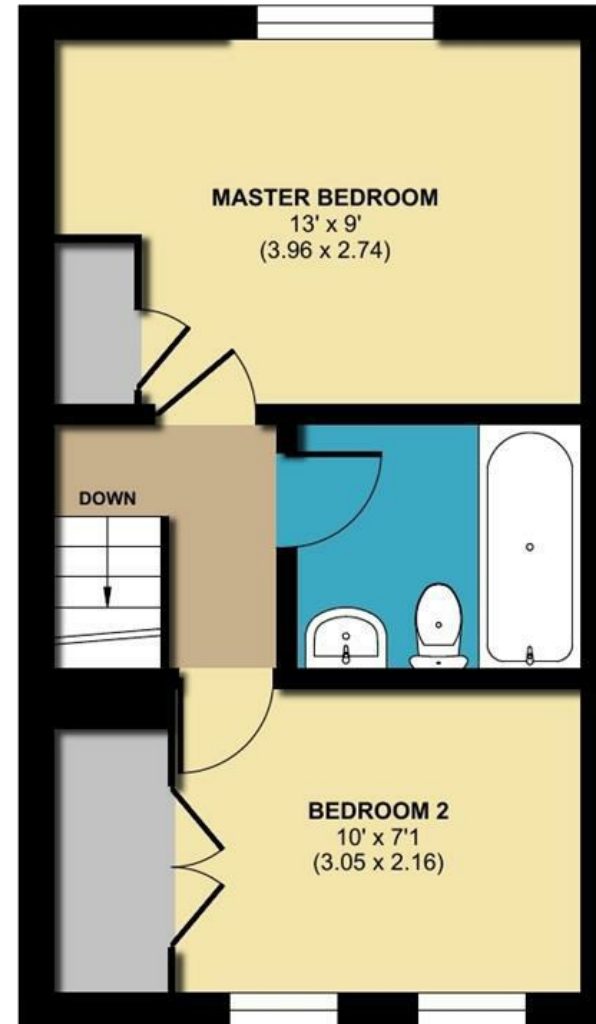
# Davy Close, Wokingham

Approximate Area = 640 sq ft / 59.4 sq m

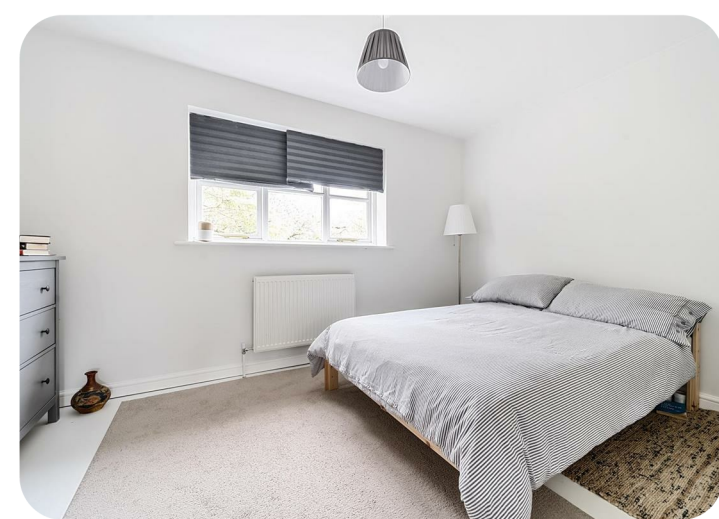
For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



This smartly presented two bedroom mid terrace house is situated in a desirable after cul de sac within easy walking distance of Wokingham town centre and train station. Accommodation comprises cloakroom, updated kitchen, living room leading onto the private rear garden, two double bedroom on the first floor with a family bathroom.

- Offered with no onward chain
- Spacious living room
- Kitchen with space for appliances
- Cloakroom
- Gas central heating
- Close to town centre

#### **Situation**

Davy Close is a desirable cul de sac within easy walking distance of Wokingham train station, town centre with its mix of shops, restaurants and leisure facilities including Elms Field and newly built Wokingham Leisure Centre. The close comprises one, two and three bedroom houses built by Berkeley Homes in 1990s. For road commuters the A329(M)/M4 can be accessed from the east of town via London Road.

#### **Outside**

The enclosed rear garden is laid mainly to lawn with an area of patio across the rear of the house and a path leading to the rear of the garden which has a wooden shed and hardstanding. There are shrub borders with a variety of mature plants. The open plan front garden is well stocked with shrubs and plants.

#### **Energy Performance Rating**

C

#### **Council Tax Band**

C

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

Leave Wokingham through Shute End turning left into Station Road. At the bottom of the hill turn left into Wellington Road, at the second roundabout turn right onto the Finchampstead Road, the first left is Carey Road, take the first right into Davy Close, bear round to the left the property will be found ahead.



### 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*

**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: 17939175 | Folio: A8572 | 29th 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

