



*Michael Hardy*  
MICHAEL HARDY  
RESIDENTIAL ESTATE AGENTS

95, Emmbrook Road, Wokingham, Berkshire, RG41 1JN

£385,000  
Freehold

# Emmbrook Road, Wokingham

Approximate Area = 840 sq ft / 78 sq m

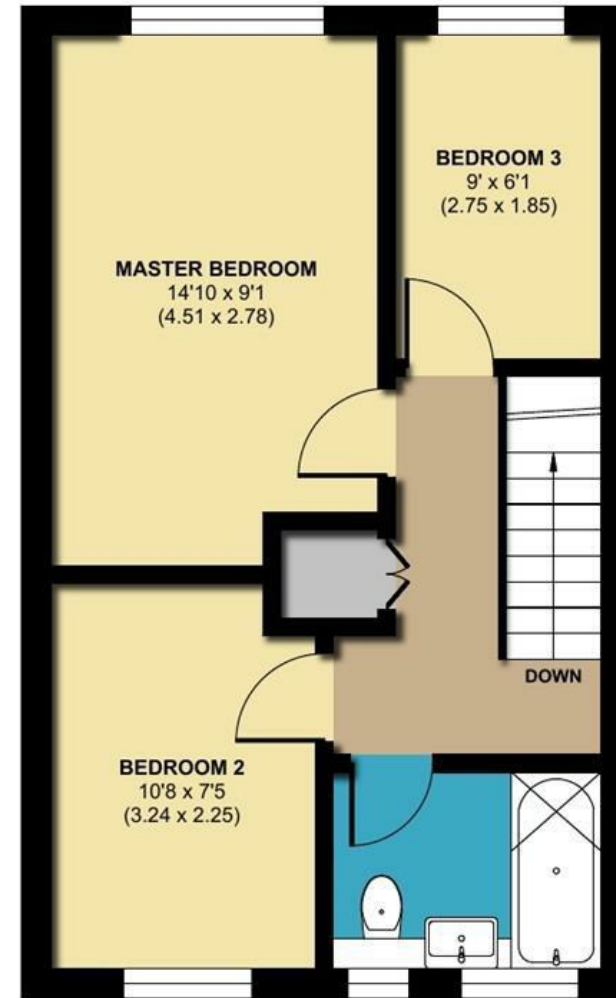
Outbuilding = 47 sq ft / 4.3 sq m

Total = 887 sq ft / 82.3 sq m

For identification only - Not to scale

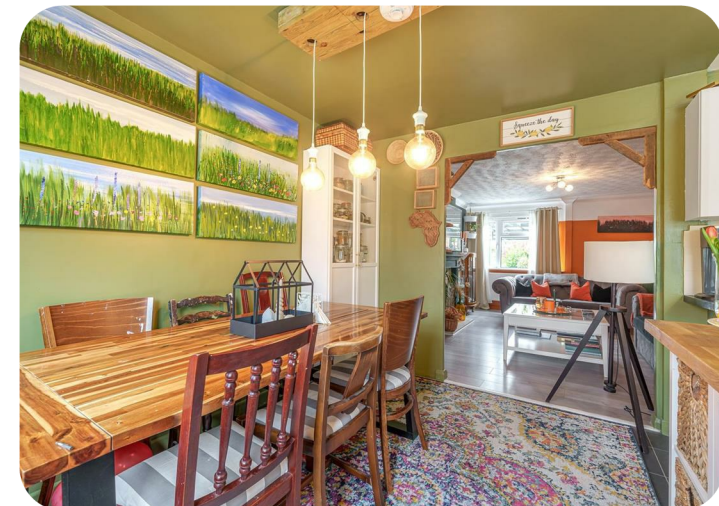


**GROUND FLOOR**



**FIRST FLOOR**





This well presented three bedroom end of terrace home is perfectly located for schools and is within walking distance to Wokingham town centre and train station. The property comprises kitchen/dining room, with large windows looking out to the front, 14'10 x 12'3 living room with feature fireplace and utility room with access to the rear garden. To the first floor there are three bedrooms and a family bathroom.

- 887 sq ft
- End of terrace
- Private rear garden
- Residents parking which is on a first come first serve basis
- Walking distance to town centre

### Situation

Located less than 200ft from The Emmbrook School, with local amenities within a mile radius, the property also benefits from commuter links to both the A329 and M4 motorway and railway links to London Waterloo/Reading via Wokingham station.

### Outside

The front is open plan with a path that leads to the front door with either side used as flower bed. To the rear is a astro turf lawn, patio area and pergola to the rear and is all enclosed by timber fencing.

### Energy Performance Rating

C

### Council Tax Band

D

### Local Authority

Wokingham Borough Council

### Directions

Turning right off the Reading Road into Emmbrook Road, follow the road until you come to a mini roundabout, turn right and the property will be found on the right hand side.



## Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

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Tel: 0118 977 6776

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## Crowthorne Sales

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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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