



*Michael Hardy*  
MICHAEL HARDY  
Estate Agents

104a, Barkham Road, Wokingham, Berkshire, RG41 2RW

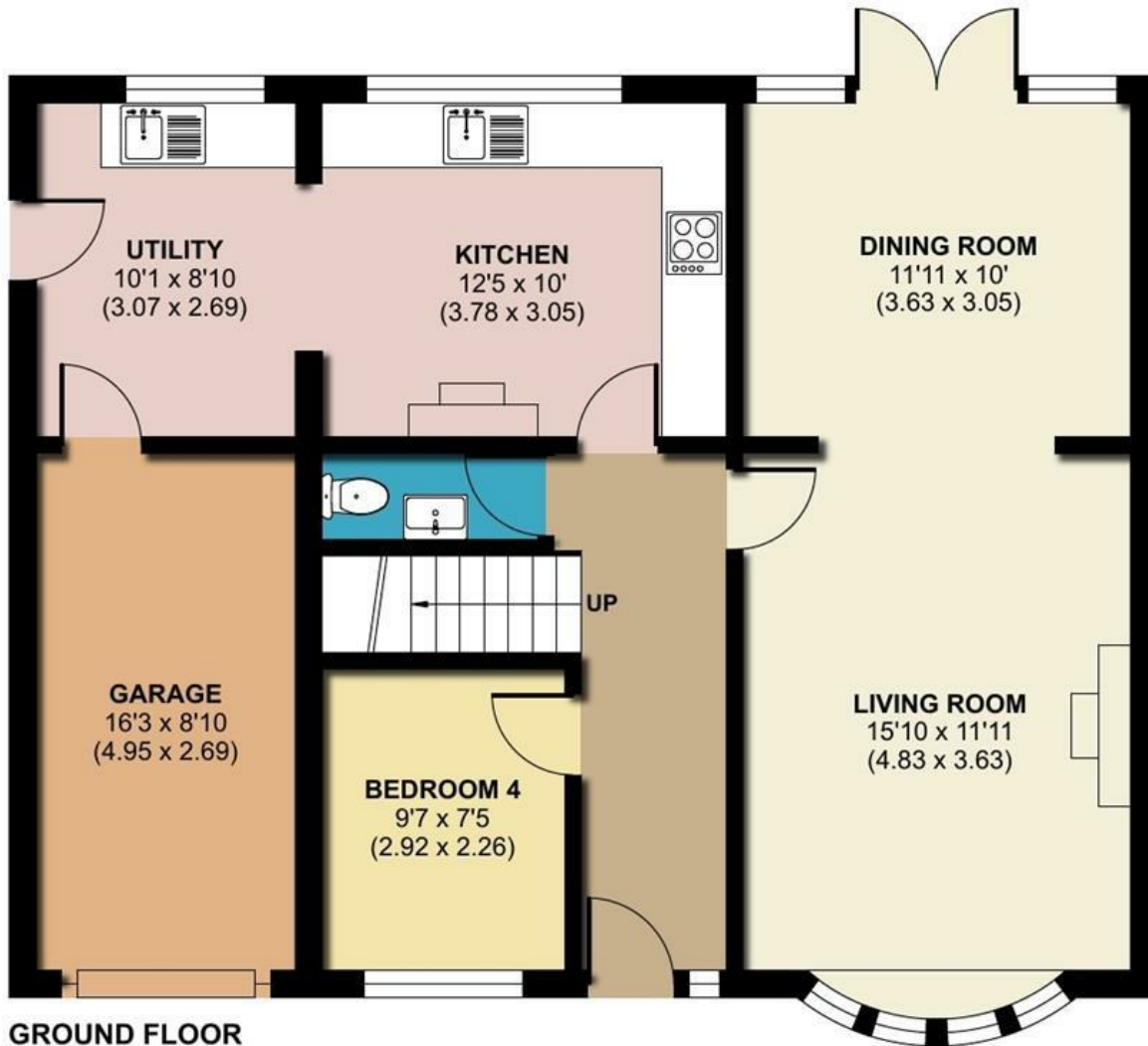
£625,000  
Freehold



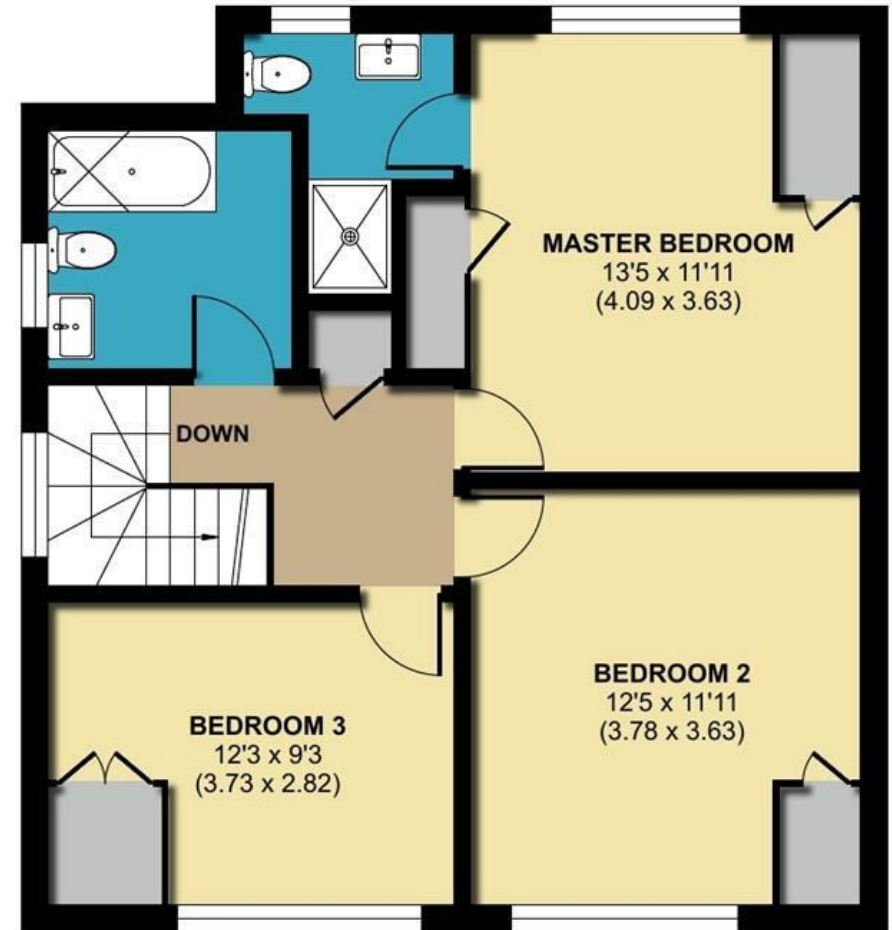
# Barkham Road, Wokingham

Approximate Area = 1551 sq ft / 144.1 sq m (includes attached garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





This well presented detached four bedroom family home has been with the owners since 1996 and hasn't been on the market for sale since. The property comprises an entrance hall, bedroom four, cloakroom, dual aspect living/dining room with patio doors out to the garden, a kitchen with utility room which has side access, and internal access to the garage. To the first floor there are three bedrooms and two bathrooms all with built in wardrobes and the master benefits an en suite shower room.

- 1551 sq ft / 144.1 sq m (includes attached garage)
- Cloakroom
- Utility room
- Garage and driveway parking
- South East facing garden
- Walking distance to town centre

#### **Situation**

This section of Barkham Road comprises a mix of character and executive properties, within easy walking distance of Wokingham's regenerated town centre and its refurbished railway station (with frequent services to London Waterloo, Gatwick Airport and Reading). Road commuter links are also excellent with access to the A329(M)/M4 (to London and the West) and the A327 (via Arborfield to Camberley).

#### **Outside**

The front is enclosed by mature shrub borders and a single garage with block paved driveway parking for four vehicles. Gated side access leading to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing.

#### **Energy Performance Rating**

D

#### **Council Tax Band**

F

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

Leave Wokingham on the Barkham Road, just after the first roundabout the house can be found on the left hand side





## 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: 17990848 | Folio: A8560 | 1st May 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.

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