



*Michael Hardy*  
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RESIDENTIAL ESTATE AGENTS

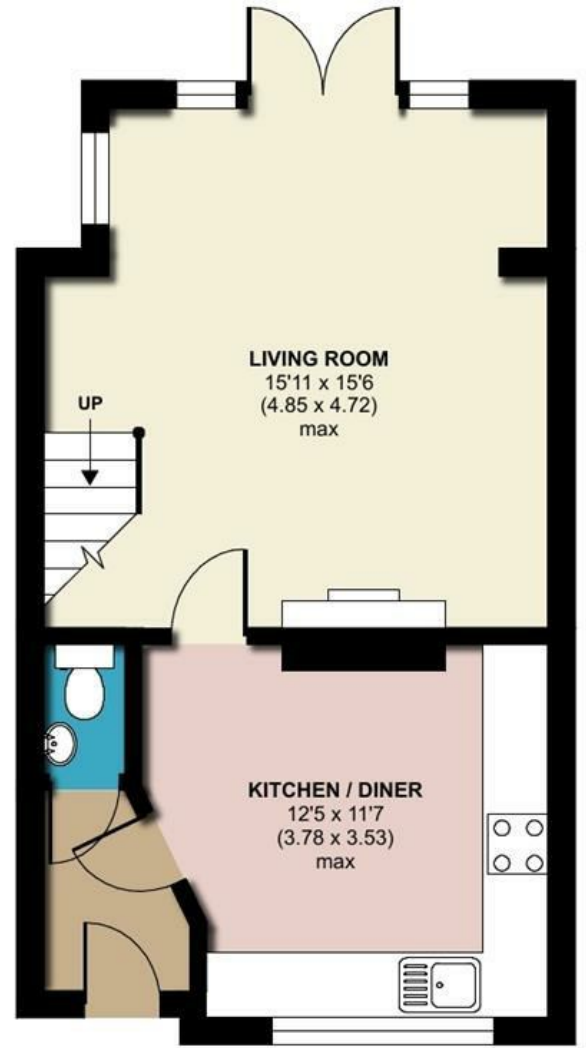
27, Tanhouse Lane, Wokingham, Berkshire, RG41 2RL

£415,000  
Freehold

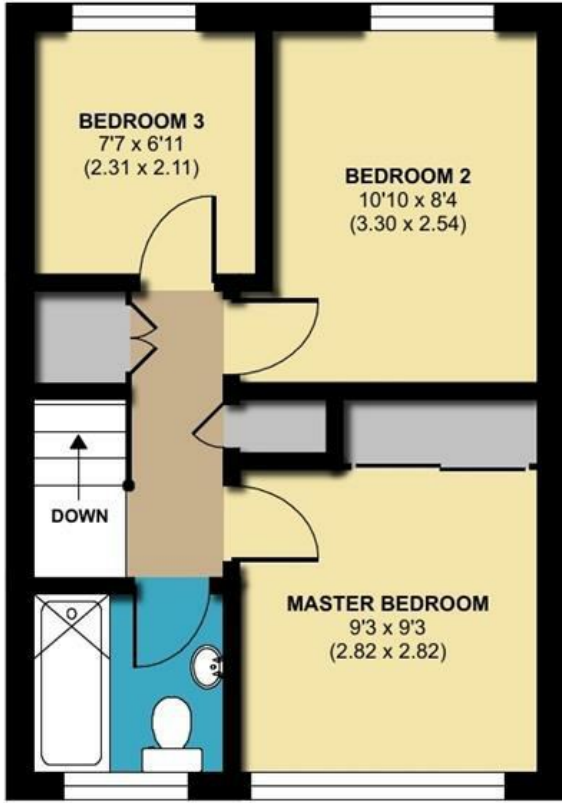
# Tanhouse Lane, Wokingham

Approximate Area = 842 sq ft / 78.2 sq m  
(Excludes Detached Garage & Includes Office)

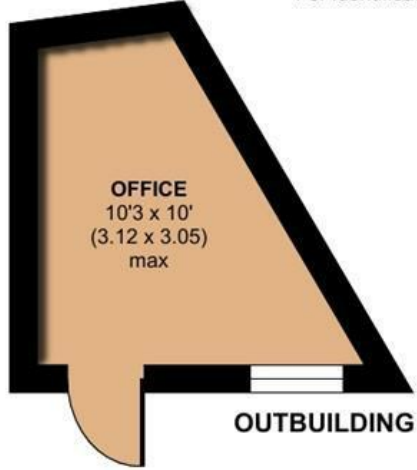
For identification only - Not to scale



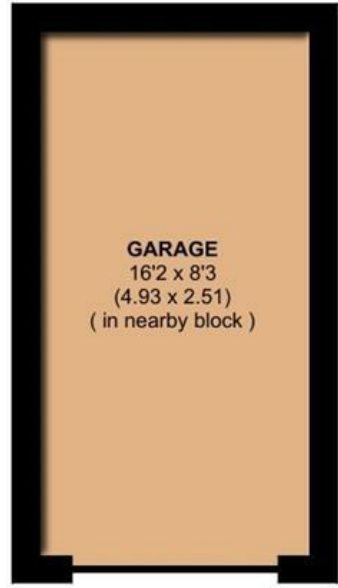
**GROUND FLOOR**



**FIRST FLOOR**



**OUTBUILDING**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Michael Hardy. REF: 216108



This extended three bedroom end of terrace house is situated in a quiet cul-de-sac within easy walking distance of Wokingham town centre and train station. Accommodation comprises refitted kitchen/dining room, living room, cloakroom and a private rear garden. Outside there is an insulated garden office, one allocated parking space in front of the single garage in near-by block.

- Offered with no onward chain
- Re-fitted kitchen/dining room
- Extended living room with French doors
- Family bathroom with white suite
- Garden office
- Garage in nearby block

#### **Situation**

Tanhouse Lane is a small development built mainly in the 1960's, set off the Barkham Road within close proximity of the train station. For the commuters driving there is access to Bracknell, Reading and the M4 via the A329(M) from the east of town. There are local shops on Barkham Road and the town centre is also within walking distance. There is attractive parkland nearby in Elms Field.

#### **Outside**

Private east facing rear garden is enclosed by wooden fencing with mesh fencing to the rear. The garden is mainly laid to lawn with shrub borders and gated side access. There is an insulated garden office with laminated floor, light and power. The garage is set in a nearby block with metal up and over door. Security lighting.

#### **Energy Performance Rating**

C

#### **Council Tax Band**

C

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

From Wokingham train station leave Wokingham on Barkham Road , take the fourth left into Tanhouse Lane , number 27 will be found in the left corner



## Residential Sales and Lettings

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Ref: 17790111 | Folio: A8574 | 2nd 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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