



73, Oxford Road
Wokingham
Berkshire, RG41 2YH

Guide Price £565,000 Freehold



This well presented three bedroom detached chalet style home is set in a desirable non estate location close to Wokingham train station and town centre. The versatile accommodation comprises spacious dining room leading into a re fitted kitchen/breakfast room, living room and third bedroom with en suite shower facilities. There are two bedrooms with a bathroom on the first floor. Outside there is a stunning rear garden and wooden summer house with ample driveway parking at the front.

The well stocked rear garden is enclosed by wooden fencing, laid to lawn with a generous area of patio across the rear of the property. There are well stocked borders at the rear hosting a variety of trees and plants and a wooden pergola. There is a wooden summer house with light and power. Side access leads to the block paved driveway at the front which has space for several vehicles.

Oxford Road comprises a wide range of property from turn of the century cottages through to more modern family homes. In addition to having the train station within walking distance the shops and restaurants of the town are also within reach and for the commuter the A329(M)/M4 can be reached from the east of town. The Barkham Road links up with the A327 giving access both to Reading and Camberley.

- Offered with no onward chain
- Master bedroom with fitted wardrobes
- Stunning rear garden
- Kitchen/breakfast room with French doors
- Ground floor bedroom with en suite
- Close to town centre





MATERIAL INFORMATION

Part A
Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: E

Part B
Property construction – Standard form

Services:
Gas - Mains
Water – Mains
Drainage – Mains
Electricity - Mains
Heating – Gas Central Heating

Broadband - Connection available (information obtained from Ofcom):
Standard - ADSL/copper wire - Highest available download speed: 15 Mbps – Highest available upload speed 1 Mbps
Superfast - Fibre to the cabinet (FTTC) - Highest available download speed: 66 Mbps - Highest available upload speed 14 Mbps
Ultrafast – Fibre to the premises (FTTP) - Highest available download speed: 1000 Mbps - Highest available upload speed 100 Mbps

Mobile Phone Overage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site <https://checker.ofcom.org.uk>

Part C.

We understand the property may contain asbestos, specifically there may be a small quantity in the Artex ceilings.

Probate

The sale of the property is subject to the executors obtaining the Grant of Probate, the application was submitted on 4th March 2024

Flooding

We understand the flood risk summary for the area around the property is considered Low risk for surface water flooding and Very low risk for rivers and seas flooding further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Parking

There is driveway parking for several vehicles.



Oxford Road, Wokingham

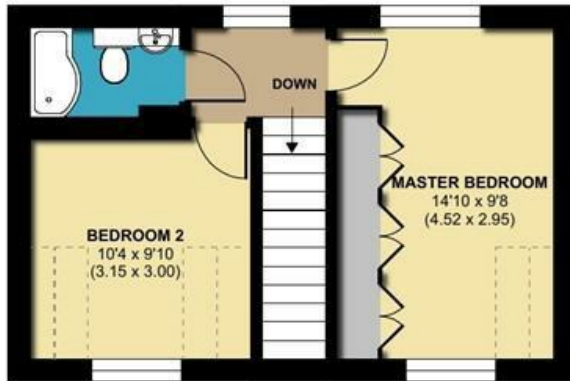
Approximate Area = 1100 sq ft / 102.2 sq m

Limited Use Area(s) = 62 sq ft / 5.8 sq m

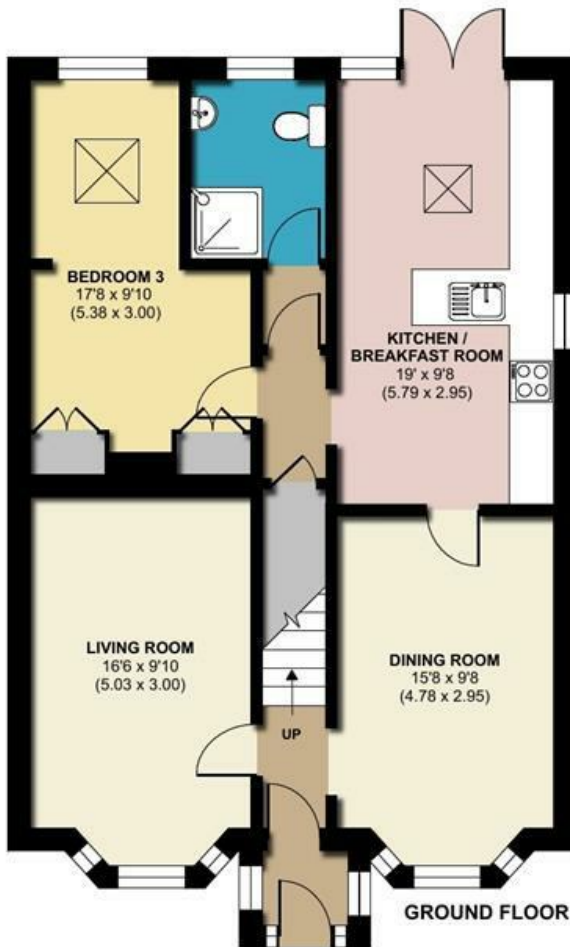
Outbuilding = 96 sq ft / 8.9 sq m

Total = 1258 sq ft / 116.9 sq m

For identification only - Not to scale

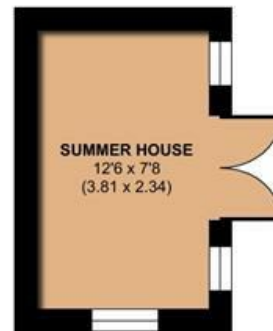


FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1116767

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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, complies 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

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