



**57, Simons Lane, Wokingham,  
Berkshire, RG41 3HG**

**£800,000 Freehold**



This beautifully presented detached three bedroom family home has been well maintained by the current owners. The property comprises entrance hall with storage and cloakroom, a large study, kitchen with integrated appliances and doors out to the rear garden, a living room with a feature fireplace and a conservatory. To the first floor there are three bedrooms all with built in wardrobes and a family bathroom. There is also a garden room with power and driveway parking.

Simons Lane is an established, mature and popular road to the sought after western side of town and within a favoured school catchment area. From Simons Lane there are lovely countryside/woodland walks on the doorstep. For the commuter there is a mainline station in Wokingham (Waterloo line), Winnersh and Bracknell plus the A329(M)/M4 can be accessed from the east of town or Winnersh.

The front has an open plan shingle driveway with parking for multiple vehicles with a mature shrub border. There is a garden room which has side access from the garden. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing.

- Completely re modernised
- Close to nearby countryside walks & good schools
- Driveway parking
- 1628 sq ft / 151.1 sq m (includes garden room)





## MATERIAL INFORMATION

### Part A

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

### 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: 18 Mbps – Highest available upload speed 0.9 Mbps

Superfast - Fibre to the cabinet (FTTC) - Highest available download speed: 79 Mbps - Highest available upload speed 20

### Mbps

Ultrafast – Fibre to the premises (FTTP) - Highest available download speed: 1000 Mbps - Highest available upload speed 100 Mbps

### Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website <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.

### Flooding

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

### Parking

There is off street parking available at the property



# Simons Lane, Wokingham

Approximate Area = 1471 sq ft / 136.6 sq m

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Outbuilding = 147 sq ft / 13.6 sq m

Total = 1628 sq ft / 151.1 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1111319

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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.

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