



**21, Bearwood Road, Wokingham,
Berkshire, RG41 4TB**

£700,000 Freehold



This stunning three/four bedroom well presented family home is set in a desirable non estate location with views across countryside at the rear. The versatile accommodation comprises spacious living/dining room with bi folding doors opening onto the patio, smartly fitted kitchen/breakfast room, utility room, shower room and family room/bedroom four. There are three first floor bedrooms and a family bathroom, outside there is a generous west facing garden integral garage and ample driveway parking at the front.

The private west facing rear garden extends to 110 ft enclosed by wooden fencing laid mainly to lawn with well stocked shrub and plant borders. There are currently stunning views across countryside from the garden with an area of patio across the rear of the house. Gated side access leads to the front shingle driveway which provides parking for numerous vehicles. The house and driveway are screened by mature laurel hedge borders at the front creating privacy.

This unique property is set among a variety of individual houses ranging from 1930's built semi detached properties to 1960's bungalows and recently built family homes. Set approximately 2 miles southwest of Wokingham town and train station. There are delightful walks countryside off Bearwood Road. For the commuter the A329(M)/M4 can be accessed via Winnersh and the Barkham Road links up with the A327 giving access both to Reading and Camberley.

- Over 1280 sq. ft of accommodation
- Impressive kitchen/breakfast room
- Utility room
- Living/dining room with bi folding doors
- Ground floor shower room
- Generous west facing garden





MATERIAL INFORMATION

Part A

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

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: 4 Mbps –

Highest available upload speed: 0.5 Mbps

Superfast - (FTTC) - Highest available download speed: 48 Mbps - Highest

available upload speed: 8 Mbps

Ultrafast – Not available

Mobile Phone Coverage

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

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

Flooding

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

Planning

F/2012/1641 Approved 2012 - Proposed erection of a single storey rear extension to dwelling.

<https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>

Parking

There is driveway parking available at the property

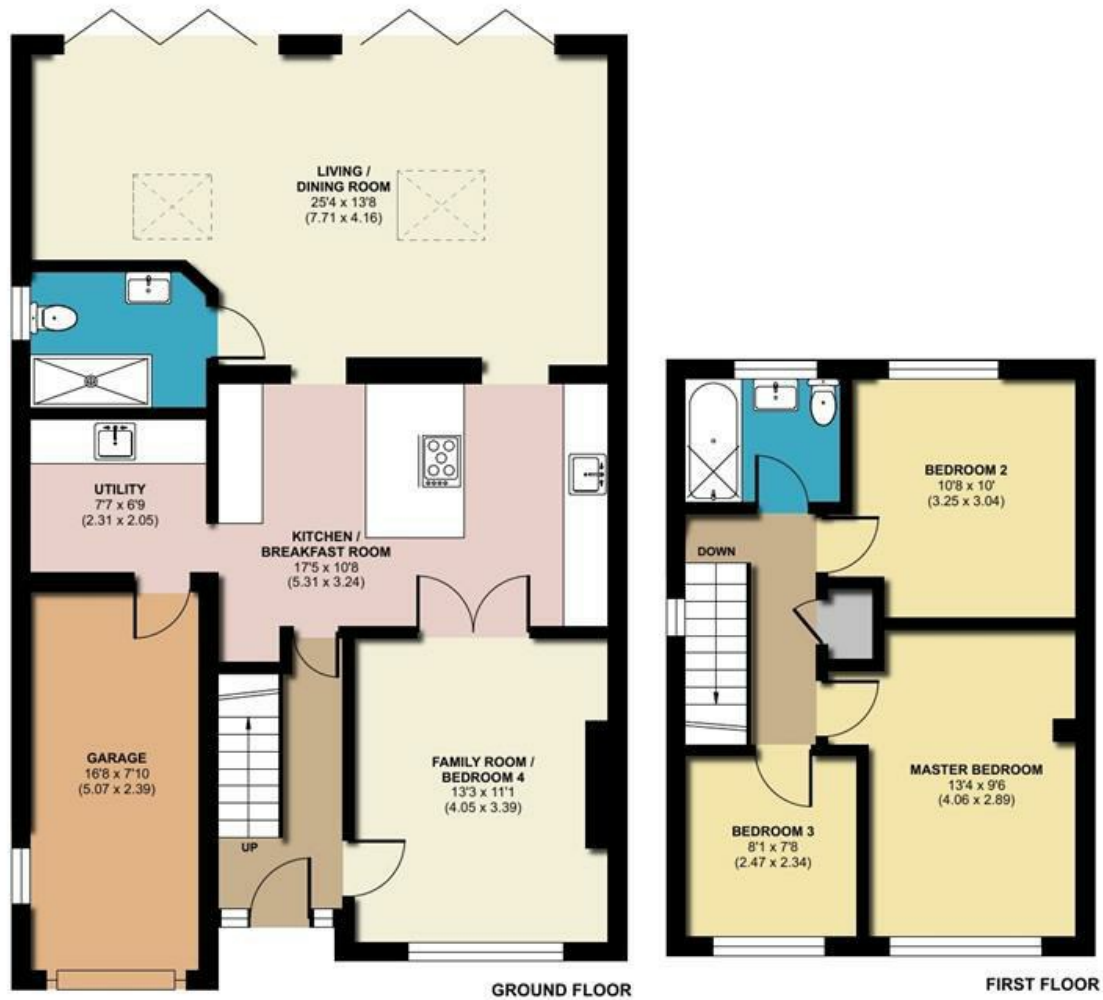
NB: Under the terms of the 1979 Estate Agents Act we are required to inform you that this property is owned by an employee of Michael Hardy Wokingham Ltd.



Bearwood Road, Wokingham

Approximate Area = 1283 sq ft / 119.2 sq m (including garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1136481

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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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