



**8, The Junipers  
Wokingham  
Berkshire, RG41 4UX**

**OIEO £550,000 Freehold**





This spacious three bedroom detached house is set on the popular Elizabeth Park development close to parkland and woodland. The accommodation comprises entrance hall, cloakroom, living room, dining room with adjoining conservatory which overlooks the private rear garden. There are three first floor bedrooms, bedroom 2 & 3 have built in wardrobes, master bedroom with walk in wardrobe, ensuite facilities and a family bathroom.

The rear garden is enclosed by wooden fencing and a large retaining wall and large specimen trees, laid mainly to lawn with an area of patio that wraps around the rear of the house. There are well stocked borders of trees and plants with a double garage at the side of the house with gated side access leading to the front driveway which provides parking for several vehicles. The front garden is laid to lawn.

The Junipers forms part of the Elizabeth Park development in Barkham and was built by Roger Malcolm Homes in the late 1980's: it is now beautifully established and abuts countryside with access from the close to amenity parkland. The town centre and train station are approximately 1½ miles away, The Barkham Road leads away from town linking up with the A327 giving access both to Reading and Camberley and the A329(M)/M4 can be accessed via Winnersh.

- Offered with no onward chain
- Dining room with adjoining conservatory
- Utility room and cloakroom
- Spacious dual aspect living room
- Master bedroom with en suite
- Close to parkland







## MATERIAL INFORMATION

### Part A

Council Tax Band: F

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: 5

Mbps – Highest available upload speed: 0.7 Mbps

Superfast - FTTC - Highest available download speed: 80 Mbps - Highest

available upload speed: 20 Mbps

Ultrafast – (FTTP) - Highest available download speed: 1000 Mbps -

Highest available upload speed: 1000 Mbps

### 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

There is a Tree Preservation Orders (TPO) Number: 1346/2010 Tree

Reference: T1 (Oak tree)

<https://experience.arcgis.com/experience/c0ad4ce95f8e46cfb28bb8cb126e>

### Parking

There is driveway parking available at the property



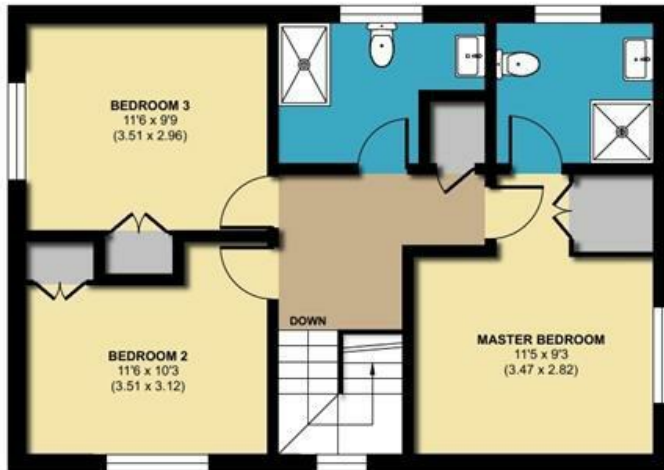
# The Junipers, Wokingham

Approximate Area = 1309 sq ft / 121.6 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 1598 sq ft / 148.4 sq m

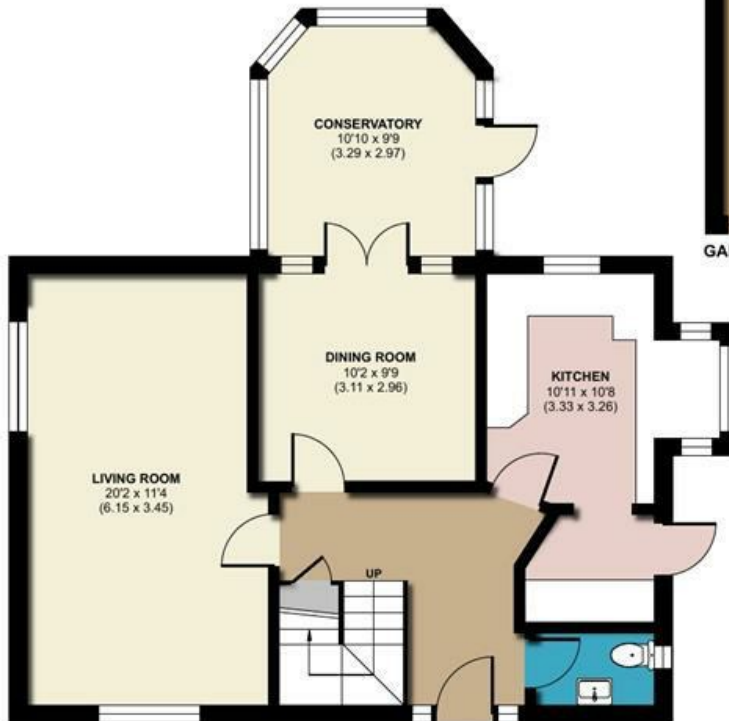
For identification only - Not to scale



FIRST FLOOR



GARAGE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1132412

Residential Sales and Lettings  
9 Broad Street, Wokingham,  
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

**MICHAEL HARDY**  
SALES & LETTING

Crowthorne Sales,  
28 Dukes Ride, Crowthorne,  
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

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