



14, Miller Drive
Winnersh
Berkshire, RG41 5RP

OIEO £625,000 Freehold



This smartly presented four bedroom detached family home is set in a popular cul de sac location close to local schools and shops . The accommodation comprises L shaped kitchen/dining room with fitted appliances, spacious living room, entrance hall and cloakroom. There are four generous first floor bedrooms including master bedroom with en suite.

Outside the rear garden is enclosed by wooden fencing, laid mainly to lawn with an area of patio across the rear of the house and a shingled area. There are shrub borders and fruit trees along the rear boundary with gated side access leading to the front driveway which provides parking for two large vehicles. There is an adjoining double garage with electric roller door.

Miller Drive is a small cul de sac built approximately year 2000 located off of Chatsworth Avenue. It is within walking distance of both Winnersh train station and Winnersh Triangle also local shops including a supermarket. For the commuter the A329M/M4 is within easy reach; Wokingham and Reading are also accessed via the Reading Road.

- Over 1560 sq. ft of space
- Living room with bay window
- Electric Vehicle (EV) charging point
- Impressive L shaped kitchen/dining room
- Master bedroom with en suite
- Double garage





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 from Ofcom):

Standard - ADSL/copper wire - Highest available download

speed: 28 Mbps – Highest available upload speed: 1 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: 000 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.gov.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 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>

Parking

There is driveway parking available at the property



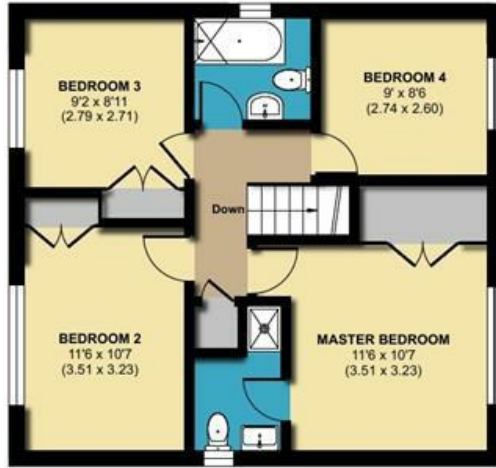
Miller Drive, Wokingham

Approximate Area = 1293 sq ft / 120.1 sq m

Garage = 276 sq ft / 25.6 sq m

Total = 1569 sq ft / 145.7 sq m

For identification only - Not to scale



FIRST FLOOR



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: 1135041

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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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