



**30, Landen Grove, Wokingham,
Berkshire, RG41 1LL**

£650,000 Freehold



This smartly presented three bedroom semi detached house is set in a popular location close to local schools, shops and transport links. The accommodation comprises entrance hall, spacious living/dining room, fitted kitchen, office and family room overlooking the rear garden. There are three first floor bedrooms including a master bedroom with en suite facilities and a family bathroom.

The rear garden is enclosed by wooden fencing, laid to lawn with an area of patio across the rear of the house. There are mature shrub borders and trees enclosing the garden with gated side access leading to the front block paved driveway which provides parking for a large vehicle. There is an adjoining integral garage with additional driveway parking

Landen Grove was built by renowned developer Charles Church in 2004. It is a small development comprising an attractive mix of 2, 3 and 4 bedroom homes and is set on the western outskirts of town. As well as a mainline station (Waterloo line) and Twyford station for Paddington and the Elizabeth Line, the A329(M)/M4 can be accessed either via Winnersh or from the east of town. There are local shops and 2 ph a short distance away. Acres of woodland and countryside can be reached via Simons Lane.

- Impressive family room
- Fitted kitchen
- Master bedroom with en suite
- Spacious living/dining room
- Office overlooking the front
- Secluded rear garden





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: 7 Mbps – Highest available upload speed: 0.8 Mbps

Superfast - (FTTC) - Highest available download speed: 175

Mbps - Highest available upload speed: 24 Mbps

Ultrafast - (FTTP) - Highest available download speed: 100 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.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 risk and for surface water flooding Medium risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Parking

There is an adjoining garage, with additional double car parking spaces.



Landen Grove, Wokingham

Approximate Area = 1408 sq ft / 130.8 sq m (includes attached garage)

Limited Use Area(s) = 29 sq ft / 2.6 sq m

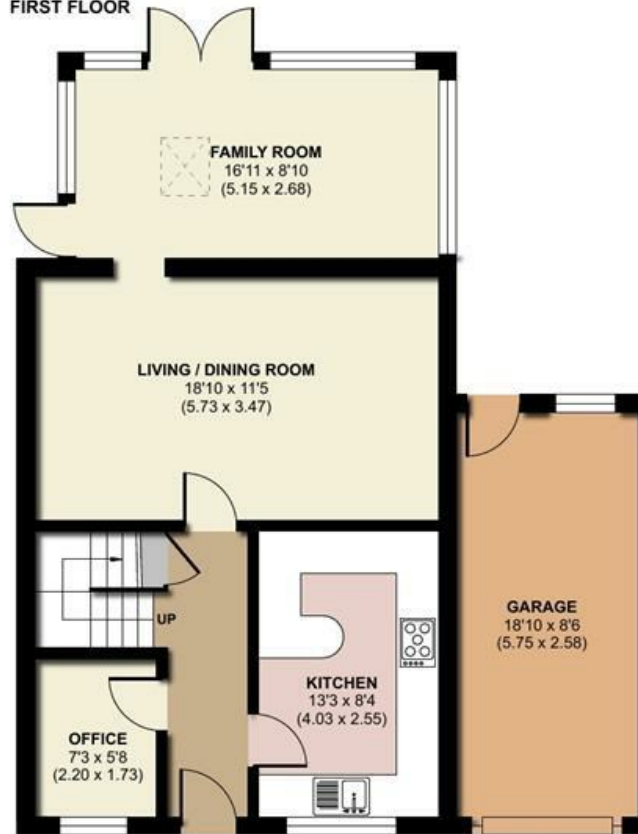
Total = 1437 sq ft / 133.4 sq m

For identification only - Not to scale



Denotes restricted head height

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: 1132559

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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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