



30, Landen Grove
Wokingham
Berkshire, RG41 1LL

OIEO £600,000 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.

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

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





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

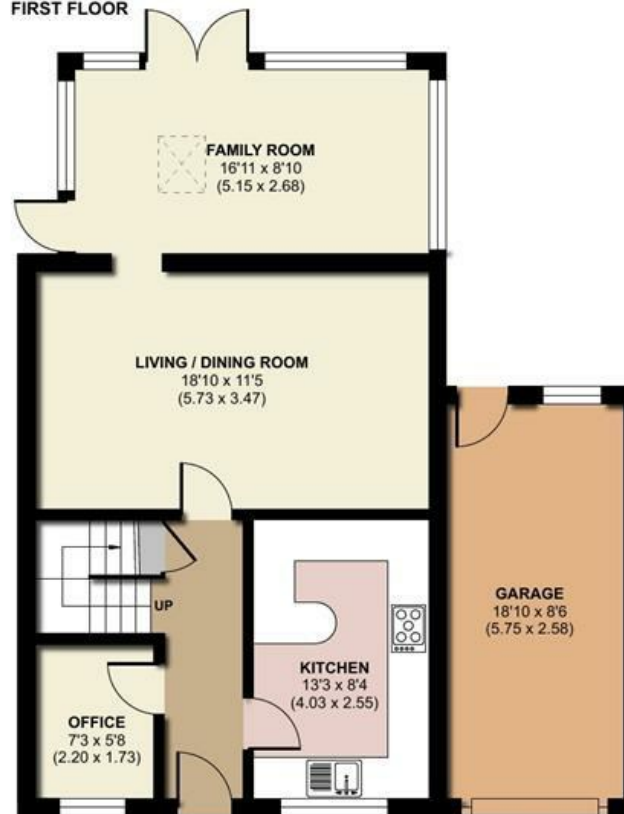
Total = 1437 sq ft / 133.4 sq m

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). ©nitchcom 2024. Produced for Michael Hardy. REF: 1132559

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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