



25, Macphail Close, Wokingham,
Berkshire, RG40 5YH

OIEO £500,000 Freehold



This beautifully presented three bedroom semi detached house has been extended and upgraded to make a lovely family home. The property comprises an entrance hall with under-stair storage, re modernised kitchen, a living room with French doors out to the garden, and a store to the front of the house. On the first floor, there are two bedrooms one of which is a nursery room and bedroom two with fitted wardrobes and a family bathroom. On the second floor is the recently converted loft that has high-ceilings and comes with a fantastic four-piece bathroom.

The private rear garden has a decked area from the patio doors and the rest is laid to lawn and is enclosed with timber fencing. There is also a garage and driveway parking for at least two cars and one additional parking space to the front.

Macphail Close is a small and pleasant cul de sac with a central green located on the sought after Keephatch Park development. The estate is situated to the northeast of town and therefore has excellent access to Bracknell and the A329(M)/M4. The train station at Wokingham is on the Waterloo line whilst 5.5 miles away Twyford Station is on the Paddington line. Keephatch Park is bordered by amenity land comprising areas of mown grass and mature woodland.

- Recently extended
- Garage
- 1026 sq ft / 95.1 sq m (includes garage)
- Three parking spaces
- Private North East facing rear garden





MATERIAL INFORMATION

Part A

Council Tax Band: D

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: 8

Mbps – Highest available upload speed: 0.9 Mbps

Superfast - (FTTC) - Highest available download speed: 101 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

Flooding

We understand the flood risk summary for the area around the property is considered Very 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

Pre-1998 Planning Application: 36329 and 39050 - Digital records on Wokingham Borough Council planning department are from 1998 to the present day. Any planning documents prior to this date are kept on microfiche at Wokingham Borough Council offices.

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

Parking

There is off street parking and a garage available at the property.



Macphail Close, Wokingham, RG40

Approximate Area = 846 sq ft / 78.5 sq m

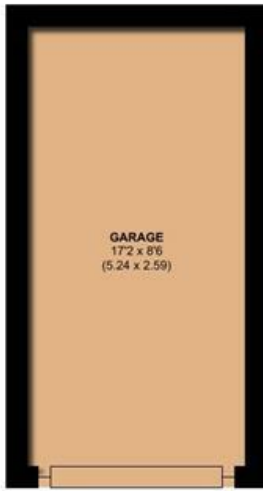
Garage = 146 sq ft / 13.5 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Outbuilding = 8 sq ft / 0.7 sq m

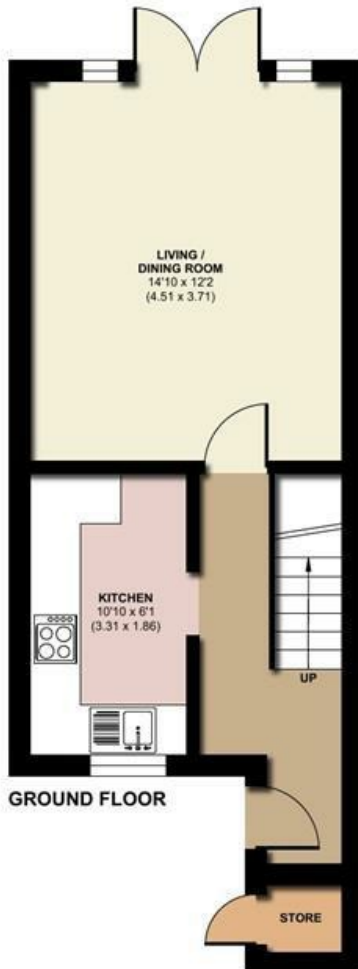
Total = 1026 sq ft / 95.1 sq m

For identification only - Not to scale

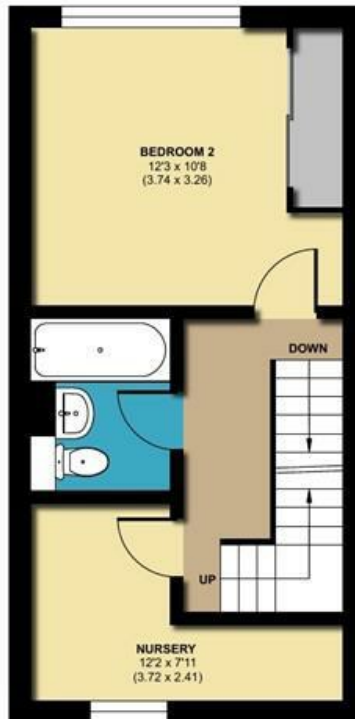


GARAGE

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND 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: 1139735

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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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