



**12, Draper Crescent, Wokingham,
Berkshire, RG40 1GW**

£795,000 Freehold



This beautifully presented four bedroom detached family home is set towards the end of the road overlooking the trees on Clay Lane. The property has been kept to a very high standard by the current owners and the ground floor comprises entrance hall, study, a kitchen/breakfast room with integrated appliances and patio doors out to the garden, play room, a large living room with bay window, and a cloakroom. To the first floor there are four bedrooms with fantastic views from the front windows, en suite shower room to the master bedroom and a family bathroom. There is also a detached garage and driveway parking for two cars.

The front is open plan with driveway parking for two vehicles and a single garage, with the remainder laid out as lawn and mature shrubs. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing.

Montague Park is a new development situated to the east of the town, off the London Road. The location is ideally placed for commuters needing access to the A329(M) and M4 motorways. Restaurants and pubs are within walking distance, along with the newly built Floreat Montague Park Junior School within the development.

- Study
- UPVC double glazing throughout
- 1593 sq ft / 148 sq m (includes detached garage)
- Utility room
- Garage and driveway parking
- Close to nearby countryside walks & good schools





MATERIAL INFORMATION

Part A

Council Tax Band: F

Local Authority: Wokingham Borough Council

Energy Performance Rating: B

Annual Estate charge: The vendor has informed us that there is no estate charge for this property, this will need to be verified through your solicitor, as part of the conveyancing process.

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: 20 Mbps – Highest available upload speed: 2 Mbps

Superfast – NONE AVAILABLE

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

Mobile Phone Overage

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 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.



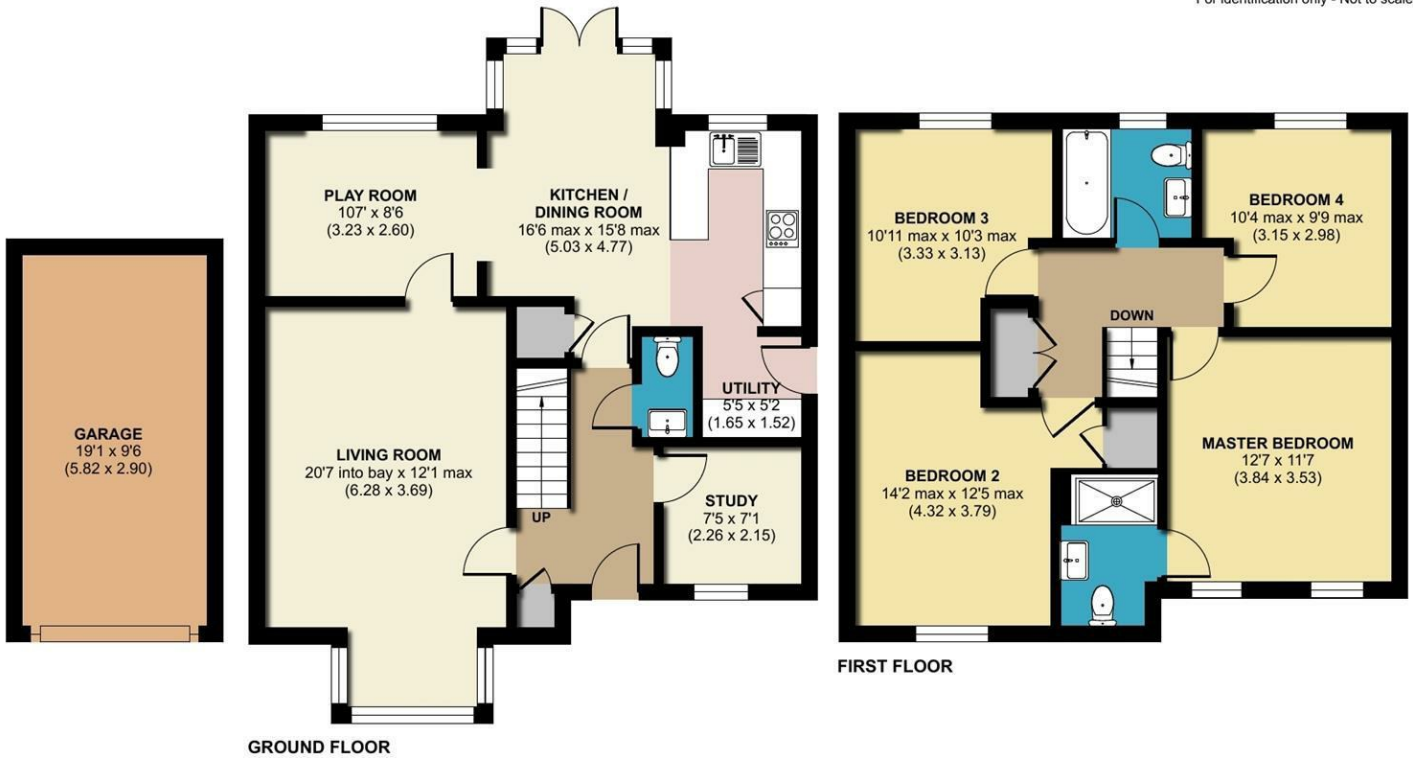
Draper Crescent, Wokingham

Approximate Area = 1411 sq ft / 131.1 sq m

Garage = 182 sq ft / 16.9 sq m

Total = 1593 sq ft / 148 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Michael Hardy. REF: 1102775

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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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

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