



28, Landen Grove, Wokingham,  
Berkshire, RG41 1LL

**OIEO £500,000 Freehold**



This well presented three bedroom townhouse is set in a desirable cul de sac location. The accommodation comprises entrance hall, cloakroom, fitted kitchen, spacious living room with adjoining family room which overlooks the enclosed rear garden. There are three generous first floor bedrooms including a master bedroom with en suite shower room and a family bathroom.

Outside the rear garden is enclosed by wooden fencing laid mainly to lawn with an area of patio at the rear of the house and another area in the left corner with mature conifer trees along the right boundary. Gated rear access leads to the front. There is a glazed door into the attached garage with driveway parking at the front of the house with laurel hedge borders.

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 schools, shops and two public houses a short distance away. Acres of woodland and countryside can be reached via Simons Lane.

- Spacious living room
- Fitted kitchen
- Private rear garden
- Family room
- Master bedroom with en suite
- Desirable cul de sac





## 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: 184 Mbps -

Highest available upload speed: 26 Mbps

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

Highest available upload speed: 100 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 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>

#### Planning

Planning No: 081463 Approved 2008 - Application for a certificate of lawful proposed development for single storey rear conservatory extension.

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 road driveway parking and a single adjoining garage.



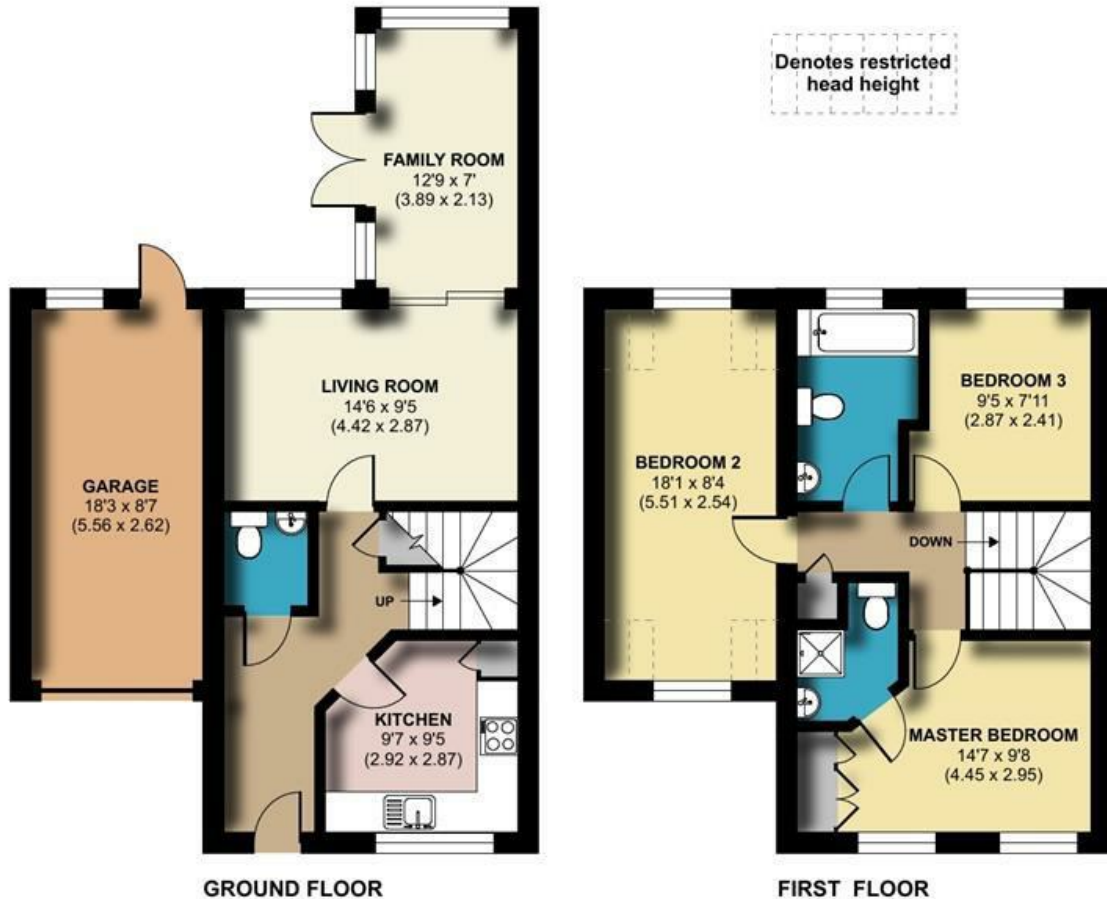
# Landen Grove, Wokingham

Approximate Area = 1142 sq ft / 106.1 sq m (includes attached garage)

Limited Use Area(s) = 34 sq ft / 3.2 sq m

Total = 1176 sq ft / 109.3 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). © ncheocom 2024. Produced for Michael Hardy. REF: 1144421

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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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