



70, Dowles Green, Wokingham,  
Berkshire, RG40 5AB

**£635,000 Freehold**





This smartly presented three bedroom detached house is set on the popular Keephatch Park development to the east of Wokingham town centre. The accommodation comprises dual aspect living room , open plan kitchen/dining room with breakfast bar, utility room, cloakroom and conservatory. There are three first floor bedrooms including master bedroom with en suite bathroom and a family bathroom.

Outside the south facing rear garden is enclosed by wooden fencing and Laurel hedge borders, laid mainly to lawn with an area of Indian sandstone patio at rear of the house with outside wall lighting and one wooden sheds. Gated side access leads to the front block paved driveway parking which is next to the single detached garage. There are hedge borders at the front, the property is approached by a shared drive which is block paved.

Dowles Green is set on the popular Keephatch Park development, the area is close to the A329(M) and M4 motorway yet is only 20 minutes walk from Wokingham town centre. There are a number of parks and play areas interspersed around the development with properties ranging from two bedroom apartments, three bedroom terrace properties and town houses. There are a number of local schools nearby so the area is popular with families .

- Offered with no onward chain
- Fitted kitchen
- Double glazed conservatory
- Living room with French doors
- Master bedroom with en suite
- Desirable location







## 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 obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 11 Mbps – Highest available upload speed: 1 Mbps

Superfast - (FTTC) - Highest available download speed: 80

Mbps - Highest available upload speed: 20 Mbps

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

Shared driveway with No: 68.

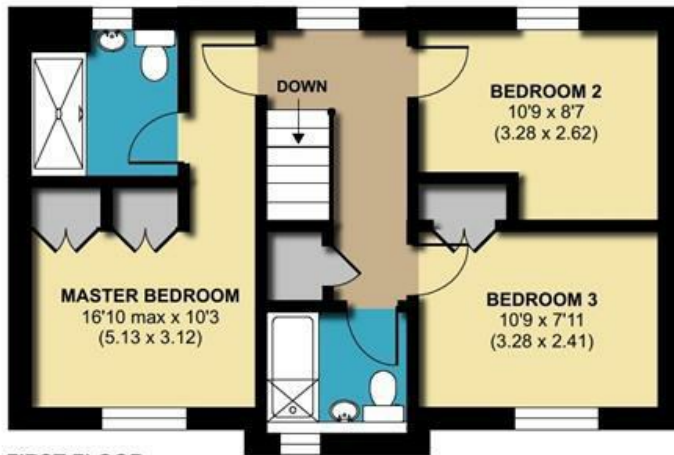




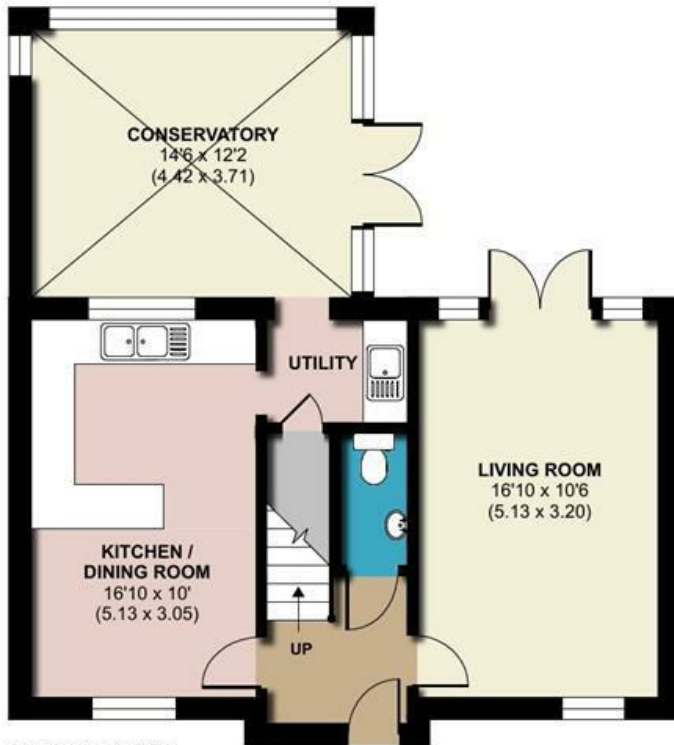
# Dowles Green, Wokingham

Approximate Area = 1377 sq ft / 127.9 sq m (includes detached garage)

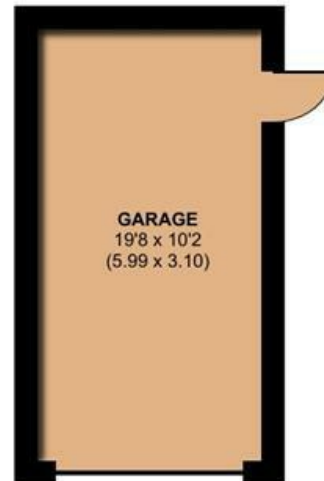
For identification only - Not to scale



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: 245287

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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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