



55, Sewell Avenue
Wokingham
Berkshire, RG41 1NT

£550,000 Freehold



This beautifully presented semi-detached three bedroom chalet bungalow comprises entrance hall, living room and dining room both with sliding doors leading to the garden, an impressive kitchen, downstairs bedroom and bathroom as well as an annexe with kitchen area, additional bathroom and its own access to the garden. Stairs lead from the hallway to the first floor where there are two further bedrooms and a shower room.

The low maintenance front garden is open plan and mainly gravelled with driveway parking for several vehicles. The secluded rear garden comprises a patio, lawned area and a delightful range of mature shrubs.

Sewell Avenue forms part of the Joel Park development. Built in the 1960s the development is within easy walking distance of Wokingham town centre and railway station as well as Cantley Park, with its various sports facilities, Wokingham Theatre, Cantley House Hotel, café and ample green space. The property also falls within the catchment of amazing schools.

- No onward chain
- Annexe
- Close to open countryside & good schools
- Living room and separate dining room
- Private North East facing rear garden





MATERIAL INFORMATION

Part A

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

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: 8

Mbps – Highest available upload speed: 0.9 Mbps

Superfast - (FTTC) - Highest available download speed: 47 Mbps -

Highest available upload speed 8 Mbps

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

Highest available upload speed 100 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>

Parking

There is off street parking for three cars.

Part C

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

Flooding Flooded in last 5 years: No - 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: 32467 - As this application is prior to 1998, the details are on microfiche. You can make an appointment to view at Wokingham Borough Council, by emailing planning.enquiries@wokingham.gov.uk



Sewell Avenue, Wokingham

Approximate Area = 987 sq ft / 91.6 sq m

Limited Use Area(s) = 71 sq ft / 6.5 sq m

Annexe = 352 sq ft / 32.7 sq m

Total = 1410 sq ft / 130.8 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). © nichecom 2024. Produced for Michael Hardy. REF: 1161549

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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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