



11, Ruby Close
Wokingham
Berkshire, RG41 3TX

OIEO £625,000 Freehold



This spacious well presented four bedroom semi detached house is situated in a pleasant cul-de-sac on the edge of the Woosehill development. Accommodation comprises living room, cloakroom, stunning kitchen/dining room with fitted appliances and bi folding doors leading to the rear garden and a separate living room overlooking the front. To the first floor there are four bedrooms, a family shower room and a master suite with fitted wardrobes and ensuite bathroom.

The private rear garden is enclosed by wooden fencing with tall conifer trees across the rear boundary. There is an area of patio across the rear of the property and outside power. The garden is laid mainly to lawn with some shrubs. To the front there is a covered entrance porch, paved driveway for three vehicles in parallel with integral single garage with up and over door, light and power.

The Woosehill development was built in the 1980s with its attractive mix of homes it includes a supermarket, doctors surgery and ample green areas. The town centre and train station are approximately two miles distant and the A329M is easily accessed leading to Bracknell, Reading and the M4.

- Situated in a pleasant cul-de-sac
- Cloakroom
- Private rear garden
- Stunning kitchen/dining room with bi folding doors
- Master bedroom with ensuite
- Single garage with driveway parking





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 - Underfloor heating

Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 30

Mbps – Highest available upload speed: 4 Mbps

Superfast - (FTTC) – None available

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 available at the property

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

Planning application 161205 Householder application for the proposed single storey rear extension to existing dwelling. The property has a rear extension which is yet to receive building control sign off. <https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>



Ruby Close, Wokingham

Approximate Area = 1558 sq ft / 144.7 sq m (includes attached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Michael Hardy. REF: 1169204

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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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