



29, Wheeler Avenue
Wokingham
Berkshire, RG40 5AH

£745,000 Freehold



This beautifully presented detached four bedroom family home has been beautifully kept by the current owners. The property comprises entrance hall with storage, a study, a kitchen/dining room with integrated appliances, cloakroom, and two further living rooms one of which could be used as a playroom. To the first floor there are four bedrooms and two bathrooms with the master bedroom suite having an en-suite shower room.

The front has a mature shrub border with parking for two tandem cars in front of the garage. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing. There is also side access into the garage from the garden.

Mulberry Grove is one of the more recent developments in Wokingham to the North of the town. The development is built by Crest Nicholson and comprises an attractive range of properties and in our opinion is of a high build quality. Good local schools are available at all levels and the location provides easy access to the A329(M) and M4 as well as being within walking distance to the town centre.

- Study
- Double garage and driveway parking
- Close to nearby countryside walks & good schools
- Utility room
- Private North East facing rear garden
- 2622 sq ft / 243.5 sq m (includes attached garage)





MATERIAL INFORMATION

Part A

Council Tax Band: F

Local Authority: Wokingham Borough Council

Energy Performance Rating: B

Annual Estate Charge: c.£250

NB: This is information you will need to verify 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 obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 27 Mbps – Highest available upload speed: 4 Mbps

Ultrafast - (FTTP) - Highest available download speed: 1000 Mbps - Highest available upload speed 1000 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 a garage and driveway parking.

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. Flooding from rivers and seas is Very Low risk, for further information please check the gov.uk website:

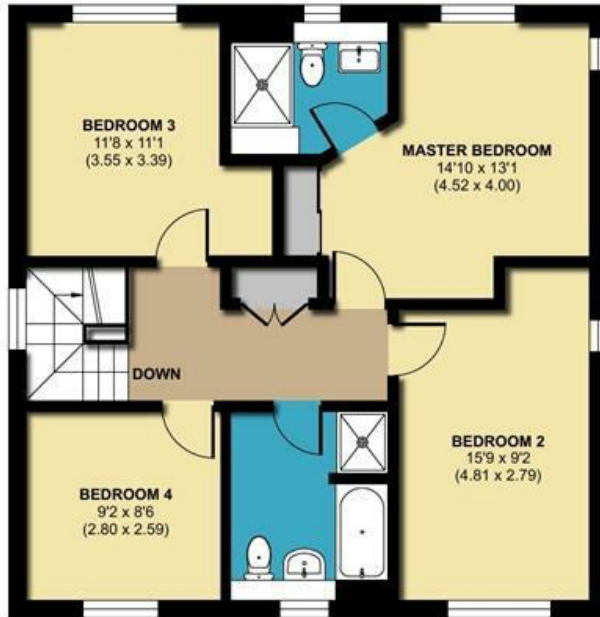
<https://check-long-term-flood-risk.service.gov.uk/postcode>



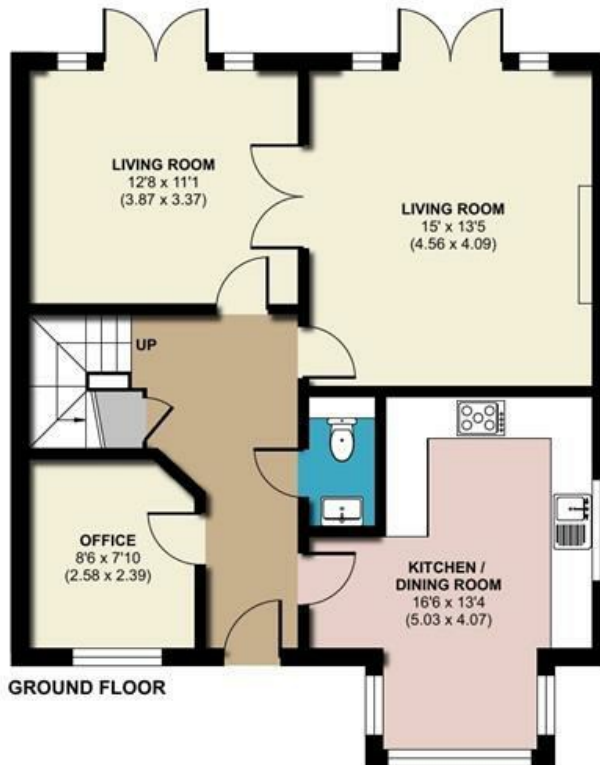
Wheeler Avenue, Wokingham

Approximate Area = 1713 sq ft / 159.1 sq m (includes detached garage)

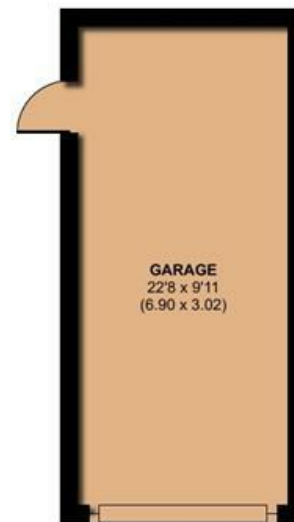
For identification only - Not to scale



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: 1174273

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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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