



61, Oaklands Drive
Wokingham
Berkshire, RG41 2SB

Price Guide £735,000 Freehold



Viewing Strictly by appointment. This spacious five bedroom detached family home is set in a desirable location walking distance to Wokingham train station and town centre. The versatile accommodation comprises entrance hall, cloakroom, spacious living room leading into dining room, family room and kitchen with adjoining utility room. There are five first floor bedrooms and a family bathroom.

The private rear garden is laid mainly to lawn enclosed by a variety of mature trees along the rear boundary with hedge borders. There is an area of patio across the rear of the house with well stocked hedge borders, gated side access leads to the front. The front garden is laid to lawn with mature conifer hedges, There is driveway parking for several vehicles in tandem and an integral garage.

Oaklands Drive forms part of this sought after residential area dating from the 1960's. Set to the south west of town it is approximately .75 of a mile from the train station. There is access via the Barkham Road to both Reading and Camberley. Blagrove Lane joins Evendons Lane where there are delightful country walks around Sand Martins golf course.

- Would benefit from further improvements
- Generous, private rear garden
- Three reception rooms
- Over 2200 sq ft of space
- Spacious living room
- Desirable location





MATERIAL INFORMATION

Part A

Council Tax Band: G

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains not all lights work

Heating - Gas Central Heating not all radiators work

Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 8

Mbps – Highest available upload speed: 0.8 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 road driveway parking available at the property

Probate - Probate has been granted for this property

Part C

We understand the property may contain asbestos, whilst we cannot see any visible evidence it was a widely used building material of this era.

Flooding - Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered 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>

Planning: The property has had an extension c. 1976, We are unable to see any building regulation approval for this work - Digital records on WBC 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>



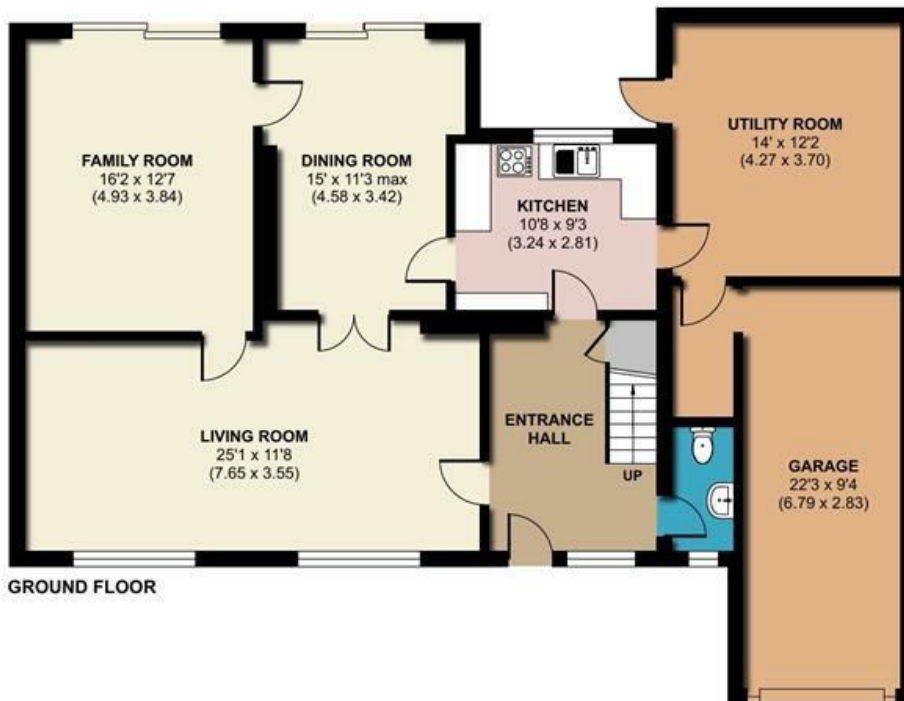
Oaklands Drive, Wokingham

Approximate Area = 2261 sq ft / 210 sq m (includes attached 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: 1174463

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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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