



**3, Dowles Green
Wokingham
Berkshire, RG40 5AB**

£500,000 Freehold



This unique, smartly presented two bedroom town house is set on the popular Keephatch Park development. The versatile accommodation which is set over three floors comprises entrance hall, impressive open plan kitchen/living room with french doors leading into the garden room and cloakroom. There is a master bedroom with en suite bathroom and mezzanine overlooking the living room and second bedroom with ensuite on the second floor.

Outside the private rear garden is enclosed by wooden fencing with timber decking across the rear of the house and artificial lawn beyond with a mature tree at the rear and gated side access leading to the one allocated parking space. The front garden is well stocked.

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 minute 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 townhouses.

- Over 950 sq ft of living
- Stylish mezzanine
- Garden room
- Stunning open plan kitchen/living room
- Two bedrooms with en suites





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 Mains

Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 12 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

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 one allocated parking space

Part C

Flooding

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



Dowles Green, Wokingham

Approximate Area = 925 sq ft / 85.9 sq m

Limited Use Area(s) = 46 sq ft / 4.2 sq m

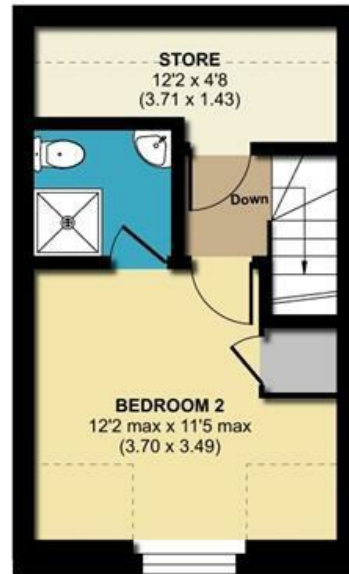
Total = 971 sq ft / 90.1 sq m

For identification only - Not to scale

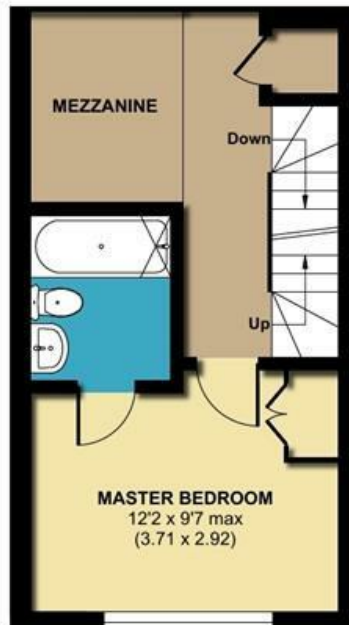
Denotes restricted
head height



GROUND FLOOR



SECOND FLOOR



FIRST 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: 1180679

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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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