



62, Wescott Road
Wokingham
Berkshire, RG40 2ES

£495,000 Freehold



This well presented three bedroom semi-detached home has been recently refurbished by the current owners and comes with no onward chain and a very special 0.21 acre SECRET GARDEN. The property comprises entrance hall, a living room, a dining room with a feature fireplace and under stair storage, and a galley kitchen with a three piece bathroom to the rear. To the first floor there are three bedrooms with built-in wardrobes.

To the rear of the house there is a private c.83ft garden which is mainly laid to lawn and is enclosed by timber fencing. What is really special and unique about this property is that it comes with a 0.21 acre plot of land that would appeal to anyone who loves gardens and is looking for generous outdoor space. There are plenty of sheds for storage and even a water well. There is also a garage and driveway parking for a micro car.

Wescott Road is an attractive mix of properties, mostly dating from c.1900 and set in the heart of the town. The shops and restaurants of the town are just a few minutes' walk away with numerous schools nearby. The train station is also within walking distance and the A329(M)/M4 can be reached from the east of the town, via the London Road.

- No onward chain
- Three bedrooms
- Private North West facing rear garden
- 0.21 Acre secret garden
- 1164 sqft /108.1 sqm (excludes detached garage)
- Garage and driveway parking
- Walking distance to Wokingham town centre





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 & fireplace in living room

Broadband Connection available (information obtained from Ofcom):
Standard - ADSL/copper wire - Highest available download speed: 10 Mbps – Highest available upload speed: 0.9 Mbps
Superfast - (FTTC) - Highest available download speed: 41 Mbps - Highest available upload speed 8 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 off street parking for one small car, along with permit parking. On-street parking requires residents and visitors permits which are issued upon application by Wokingham Borough Council, charges apply, for an up-to-date list of charges please check the website: <https://rb.gy/kwspr6>

Probate
Probate has been granted 19th September 2024.

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>



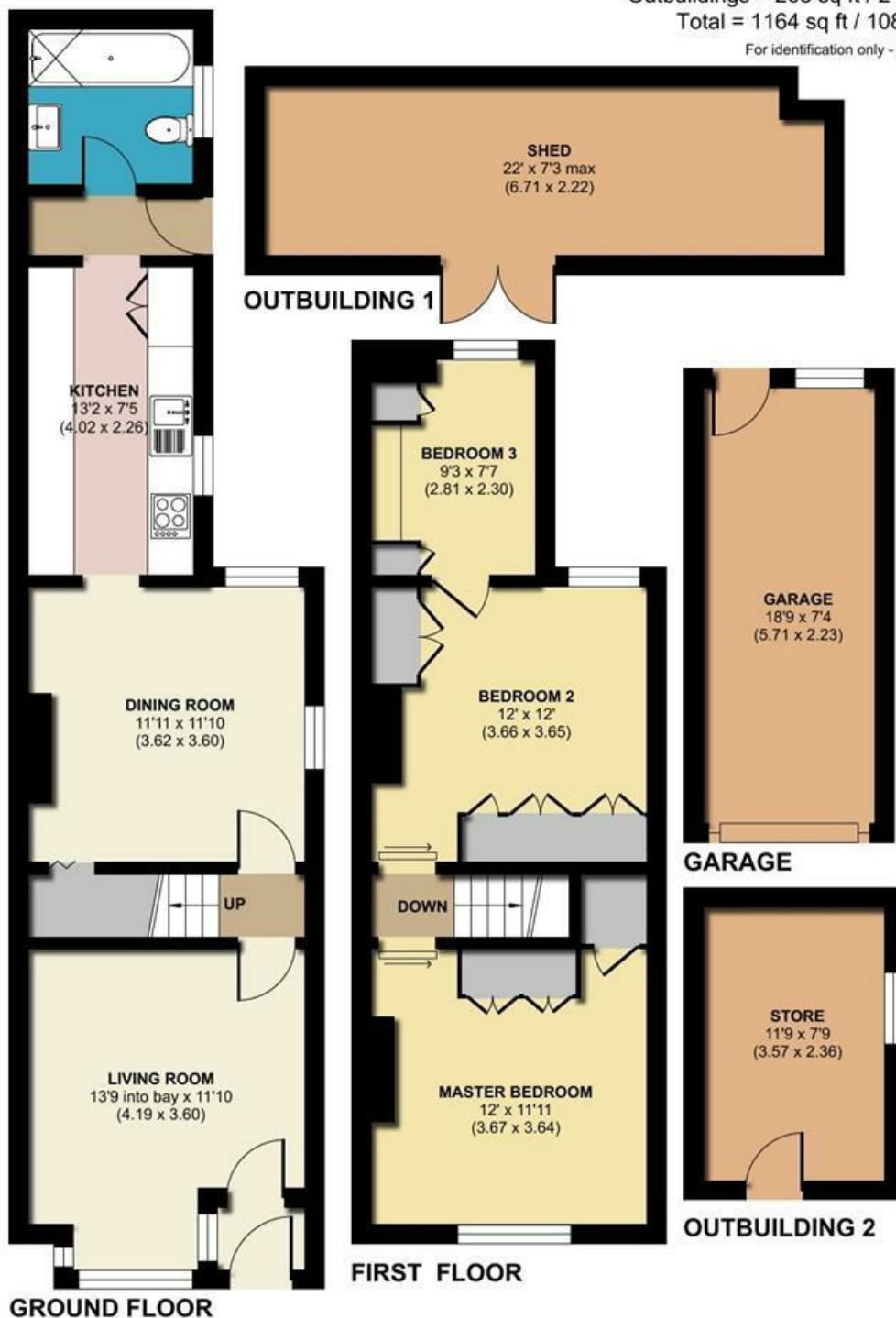
Wescott Road, Wokingham

Approximate Area = 901 sq ft / 83.7 sq m (excludes detached garage)

Outbuildings = 263 sq ft / 24.4 sq m

Total = 1164 sq ft / 108.1 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Michael Hardy. REF: 1192832

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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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