



31, Chaffinch Close
Wokingham
Berkshire, RG41 3HN

OIEO £525,000 Freehold



This well presented detached four bedroom family home has been in the family since 2007. The property comprises entrance hall with storage, cloakroom, living room with double doors into the dining room, a kitchen which has side access out to the garden and a playroom with a boarded loft above for storage which used to be the garage and has a store to the front. To the first floor there are four bedrooms and a bathroom with the master bedroom suite.

Council Tax Band: E
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

The front is open plan with driveway parking for a car with the remainder laid out as lawn and mature shrubs. There is a store to the side which has the garage door. Gated side access leads to a secluded rear three tier garden comprising patio with the rest laid to lawn and enclosed by timber fencing.

Chaffinch Close is in the heart of Woosehill and an ideal location for anyone looking for the next place to lay their hat. Perfect for anyone hoping to be a stone's throw away from the multiple highly regarded schools such as, The Hawthornes Primary School and Walter infant school or as well as just a mile from the train station with direct links to both London Waterloo and Reading.

- 1126 sq ft / 104.5 sq m
- Four bedrooms
- Secluded three tier rear garden
- Three reception rooms
- One bathroom
- Close to nearby countryside walks & good schools





Chaffinch Close, Wokingham

Approximate Area = 1102 sq ft / 102.3 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 1126 sq ft / 104.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2023. Produced for Michael Hardy. REF: 1178444

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

Michael Hardy
MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

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