



**21, Bowyer Crescent
Wokingham
Berkshire, RG40 1TF**

£600,000 Freehold



This spacious four bedroom detached family home is situated in a desirable location close to Wokingham town centre, Cantley Park and local schools. The accommodation comprises cloakroom, spacious living room, family room, dining room with French doors leading onto the rear garden, fitted kitchen and utility room. There are four first floor bedrooms including a master bedroom with en suite bathroom and a family bathroom.

Outside the rear garden is well stocked with an adjoining garage and driveway parking at the front. The private rear garden is enclosed by wooden fencing, laid to lawn with well stocked shrub and plant borders with a patio across the rear of the property with mature trees along the rear boundary. There is an adjoining garage with up and over door to the front with light and power. The drive at the front provides parking for two vehicles with an area of lawn next to the drive.

Bowyer Crescent forms part of this established residential area, built around the early 1970's and set just north of the town. There is access via the east of Wokingham to the A329(M)/M4. The restaurants and shops of the town are within walking distance. Also nearby is Cantley Park which hosts a wide range of sporting activities set within 75 acres of open parkland interspersed with attractive walks.

- Offered with no chain
- Walking distance to town
- Kitchen overlooking garden
- Over 1500 square feet of accommodation
- Master bedroom with en suite
- Spacious living room

MATERIAL INFORMATION

Part A
Council Tax Band: E
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

Broadband Connection available (information obtained from Ofcom):
Standard - ADSL/copper wire - Highest available download speed: 18 Mbps – Highest available upload speed: 1 Mbps
Superfast - (FTTC) - Highest available download speed: 79 Mbps - Highest available upload speed 20 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 ample driveway parking at the front of the property

Part C





Bowyer Crescent, Wokingham

Approximate Area = 1527 sq ft / 141.8 sq m (includes attached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1196775

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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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