



**33, Waterloo Crescent  
Wokingham  
Berkshire, RG40 2JJ**

**£475,000 Freehold**



This well presented three bedroom semi detached house is situated in a desirable location walking distance of Wokingham town centre. The accommodation comprises spacious living room, fitted kitchen/dining room with adjoining conservatory leading onto the rear garden. There are three first floor bedrooms and a smart family bathroom.

Outside, the low maintenance south facing rear garden is enclosed by fencing, laid with artificial lawn with an area of Indian sandstone patio and a shingle border at the rear. Gated side access leads to the single garage and driveway, which provides parking for two vehicles in tandem. The front garden is laid to lawn with hedge borders.

Walking distance from Wokingham Town Centre, Waterloo Crescent is set off the Waterloo Road and leads out across the level crossing into countryside. A parade of local shops are located nearby in Rances Lane. Bracknell and the A329(M)/M4 are also easily accessible.

- Offered with no chain
- Spacious living room
- Low maintenance garden
- Smart kitchen/dining room
- Double glazed conservatory
- Driveway parking







## 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

Electricity - Mains

Heating - Gas Central Heating

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: 58 Mbps

- Highest available upload speed 12 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.gov.uk>

### Parking

There is off road driveway parking and a garage

### Part C

Property built in 1970s 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 so there could be asbestos in the property until 1999 therefore its absence cannot be guaranteed.

### Flooding

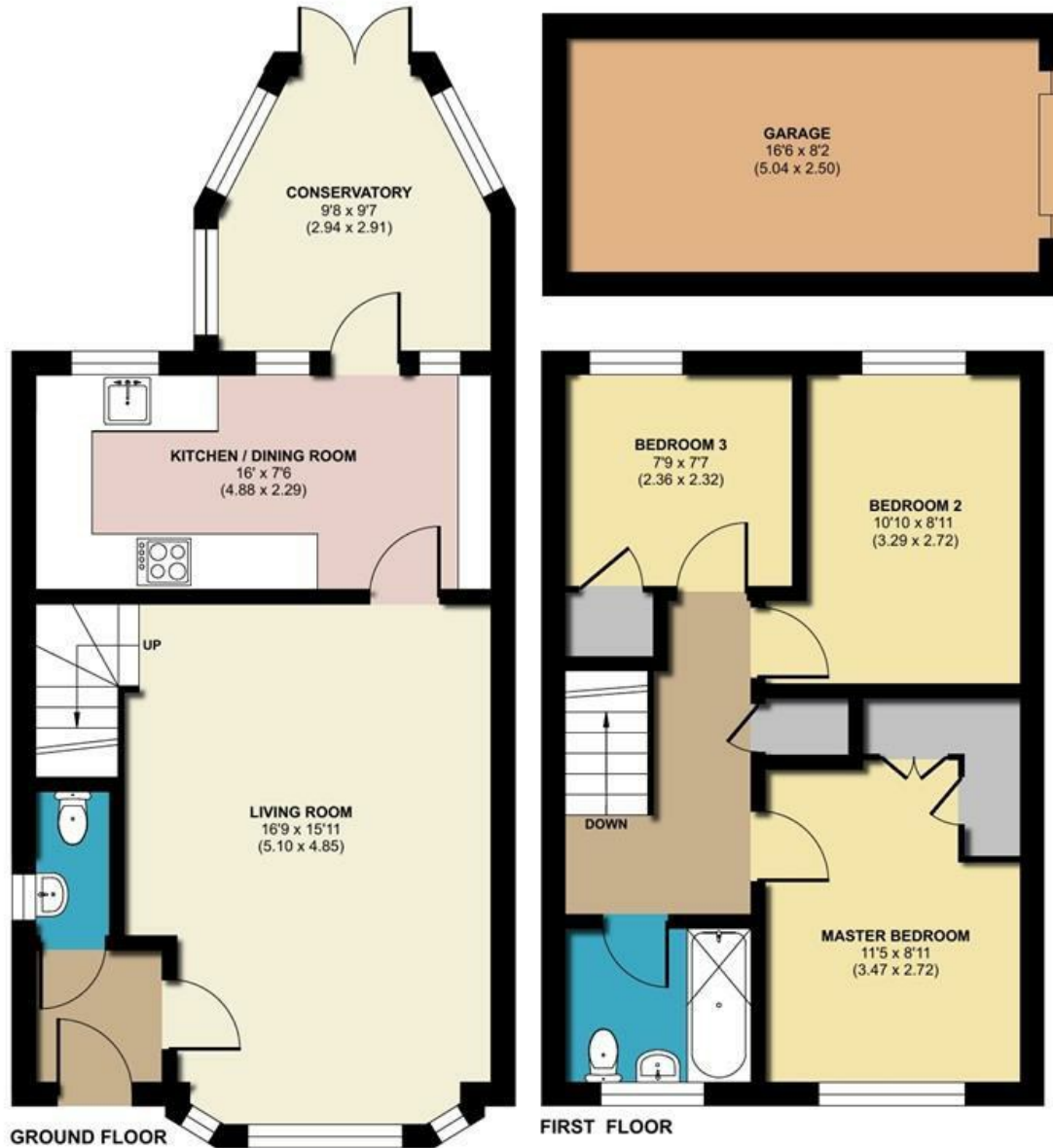
Flooded in last 5 years: - No - We understand the flood risk summary for the area around the property is considered Medium for surface water flooding. Flooding from rivers and seas is Very Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>



# Waterloo Crescent, Wokingham

Approximate Area = 889 sq ft / 82.5 sq m (excludes detached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchcom 2024. Produced for Michael Hardy. REF: 1195746

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](http://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