



**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.org.uk>

Parking  
 There is off road driveway parking and a garage

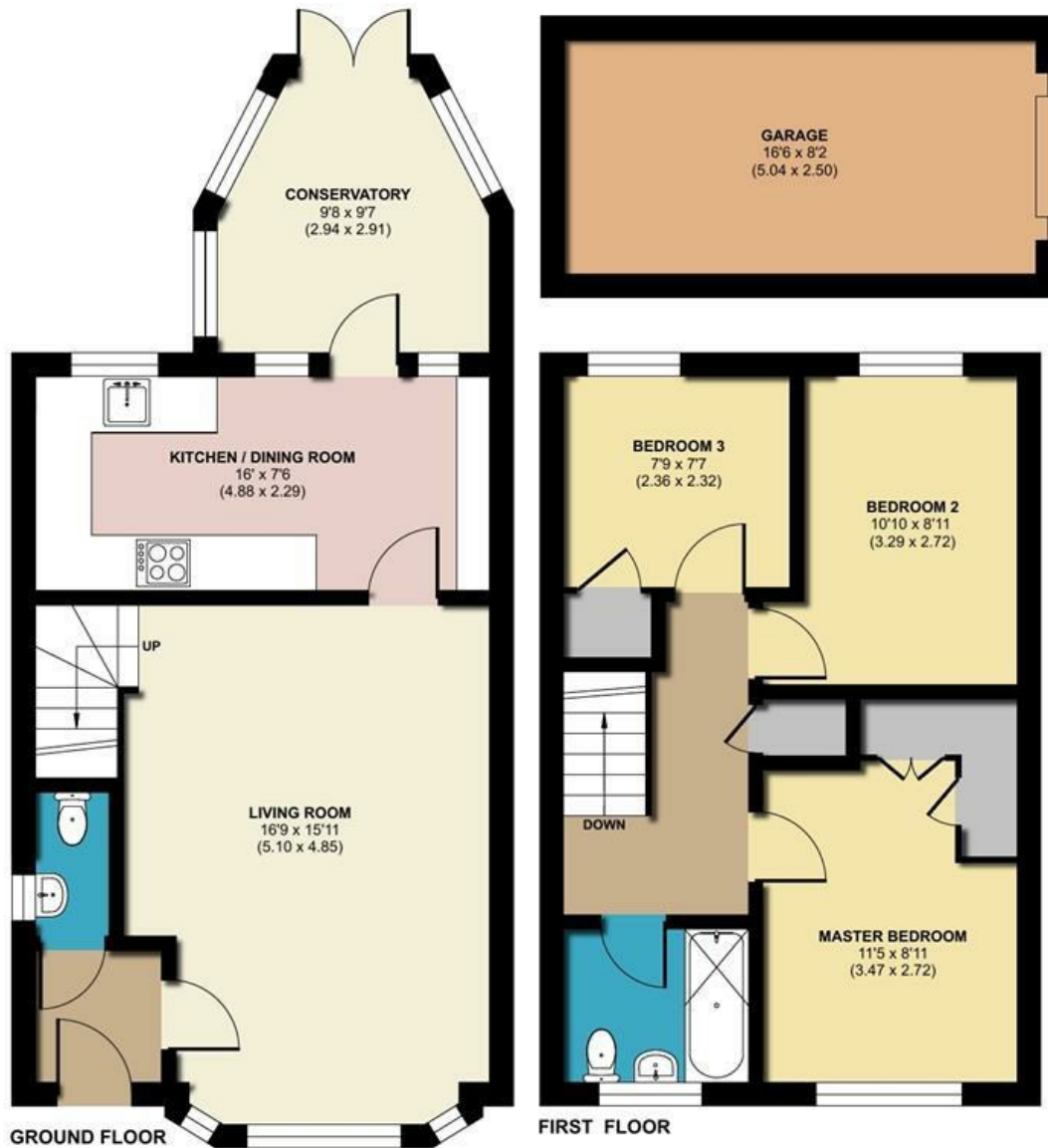




## Waterloo Crescent, Wokingham

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). © nitchecom 2024. Produced for Michael Hardy. REF: 1195746

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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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