



113, Emmbrook Road
Wokingham
Berkshire, RG41 1JN

OIEO £650,000 Freehold



This well presented three bedroom detached bungalow is situated in a desirable location within easy walking distance to Wokingham town centre. The accommodation comprises spacious L shaped kitchen/living room with tri folding doors leading onto the south facing rear garden. There are three bedrooms, smartly fitted family bathroom, utility room and cloakroom.

- Stunning open plan living
- Utility room
- Re fitted bathroom
- Impressive kitchen with breakfast bar
- Master bedroom with fitted wardrobes
- South facing garden

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

The south facing rear garden is enclosed by wooden fencing, laid to lawn with shrub borders, an area of patio at the rear of the property with mature trees along the rear boundary. There is a garage at the side of the property with adjoining store room and a summer house. Gated side access leads to the block paved driveway with ample driveway parking and an area of lawn all set behind wooden fencing.

Emmbrook Road is a desirable location comprising a variety of different styles of property ranging in age. There is a local shopping parade in nearby Clifton Road with Emmbrook primary and secondary schools close by. For the commuter Wokingham station is approximately a mile distant and has access to London, Gatwick and Heathrow. The A329(M)/M4 can be accessed from the North and East of town. Just to the north is Cantley Park which comprises a range of sporting facilities and is set within 75 acres of parkland.





Emmbrook Road, Wokingham

Approximate Area = 1424 sq ft / 132.3 sq m (includes detached garage)

Outbuilding = 64 sq ft / 5.9 sq m

Total = 1488 sq ft / 138.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1203030

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.

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Ref: 18137427 | Folio: A4675 | 22nd October 2024