



50, Carey Road
Wokingham
Berkshire, RG40 2NP

OIEO £600,000 Freehold



This well presented three bedroom detached bungalow is situated in a desirable non estate location close to Wokingham town centre and train station. The versatile accommodation comprises three bedrooms, fitted kitchen, bathroom, spacious living room leading onto the glazed sunroom which has patio doors onto the private south facing rear garden.

The garden is enclosed by wooden fencing, laid to lawn with mature conifer trees along the rear boundary. There is an area of paving at the side of the property with carport above and gated side access leads to the driveway with an area of lawn at the front set behind a low level brick wall.

Carey Road is close to the town centre and is a no through road comprising a mixture of properties dating from the Victorian times through to more modern houses. The shops and restaurants of the town are within easy walking distance and for the commuter the train station is a short walk. The A329(M)/M4 can be accessed from the east of town.

- Offered with no onward chain
- Adjoining carport
- South facing garden
- Spacious living room
- Driveway parking
- Close to town centre





MATERIAL INFORMATION

Part A

Council Tax Band: D

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 Mains

Broadband Connection available (information obtained from Ofcom):

Standard - ADSL - Highest available download speed: 15 Mbps – Highest available upload speed: 1 Mbps

Superfast - (FTTC) - Highest available download speed: 57 Mbps - Highest available upload speed 10 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 carport

Part C

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 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 Very Low risk for surface water flooding. Flooding from rivers and seas is Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Planning

We understand that the neighbouring property (number 52) has planning permission approved (Planning No: 240381 - 06 June 2024) For raising of the roof to create habitable accommodation to the first floor. Single storey front, side and rear extensions with changes to fenestration. Following conversion of the garage and demolition of existing conservatory, garage and porch. <https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>



Carey Road, Wokingham

Approximate Area = 914 sq ft / 84.9 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: 1202766

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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

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