



1, Langley Common Road
Barkham
Berkshire, RG40 4TU

OIEO £850,000 Freehold



This beautifully presented four bedroom detached family home has been well maintained by the current owners. The property comprises an entrance hall with cloakroom, living room, snug, family room and a kitchen with utility room. To the first floor there are four bedrooms and a refurbished family bathroom. The master bedroom has built-in wardrobes and an ensuite shower room. Most of the rooms to the rear have some of the best views in the area.

- 2045 sq ft / 189.9 sq m (includes attached garage)
- Double garage and driveway parking
- 0.18 of an acre plot
- Beautifully presented
- Private South facing rear garden
- Close to nearby countryside walks & good schools

To the front is a garage and shingle driveway, with parking for four vehicles, which is bordered by mature shrubs. The amazing, South facing, landscaped garden has a newly laid patio and fabulous lawn with the whole house sitting in a 0.18 acre plot. There is a large shed for storage to the rear.

Langley Common Road is made up of a variety of detached properties ranging from bungalows, chalet style properties, new build, houses and 1950's built detached homes. The property is well situated for access into London via M4 at Junction 11 through Arborfield and is approximately a mile from the centre of Arborfield and less than 3 miles from Wokingham town centre.

Council Tax Band: F
Local Authority: Wokingham Borough Council
Energy Performance Rating: D





Langley Common Road, Barkham, Wokingham

Approximate Area = 1980 sq ft / 183.9 sq m (includes garage)

Limited Use Area(s) = 65 sq ft / 6 sq m

Total = 2045 sq ft / 189.9 sq m

For identification only - Not to scale

Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



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: 1211313

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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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