



*Michael Hardy*  
MICHAEL HARDY  
RESIDENTIAL ESTATE AGENTS

5, Cedar Close, Wokingham, Berkshire, RG40 1EA

OIEO £950,000  
Freehold

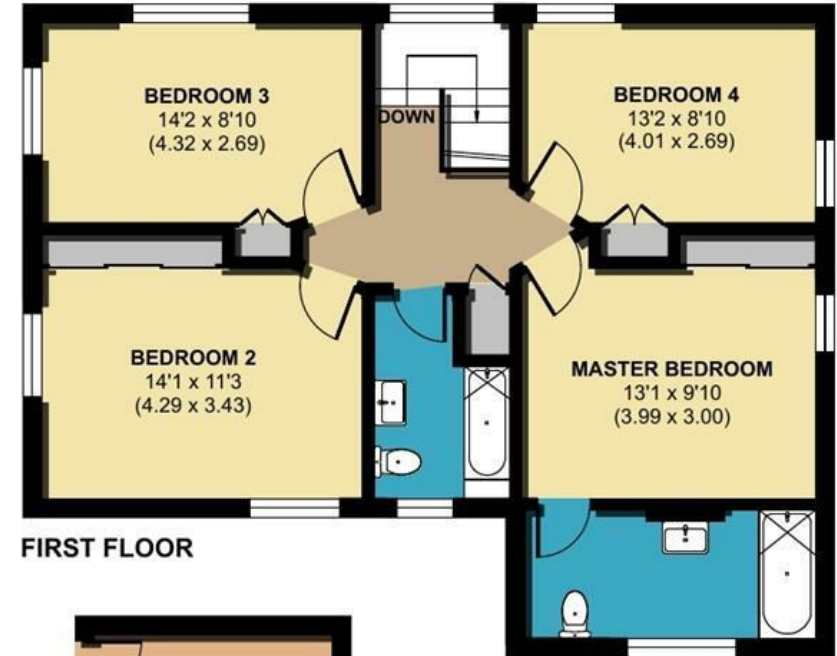
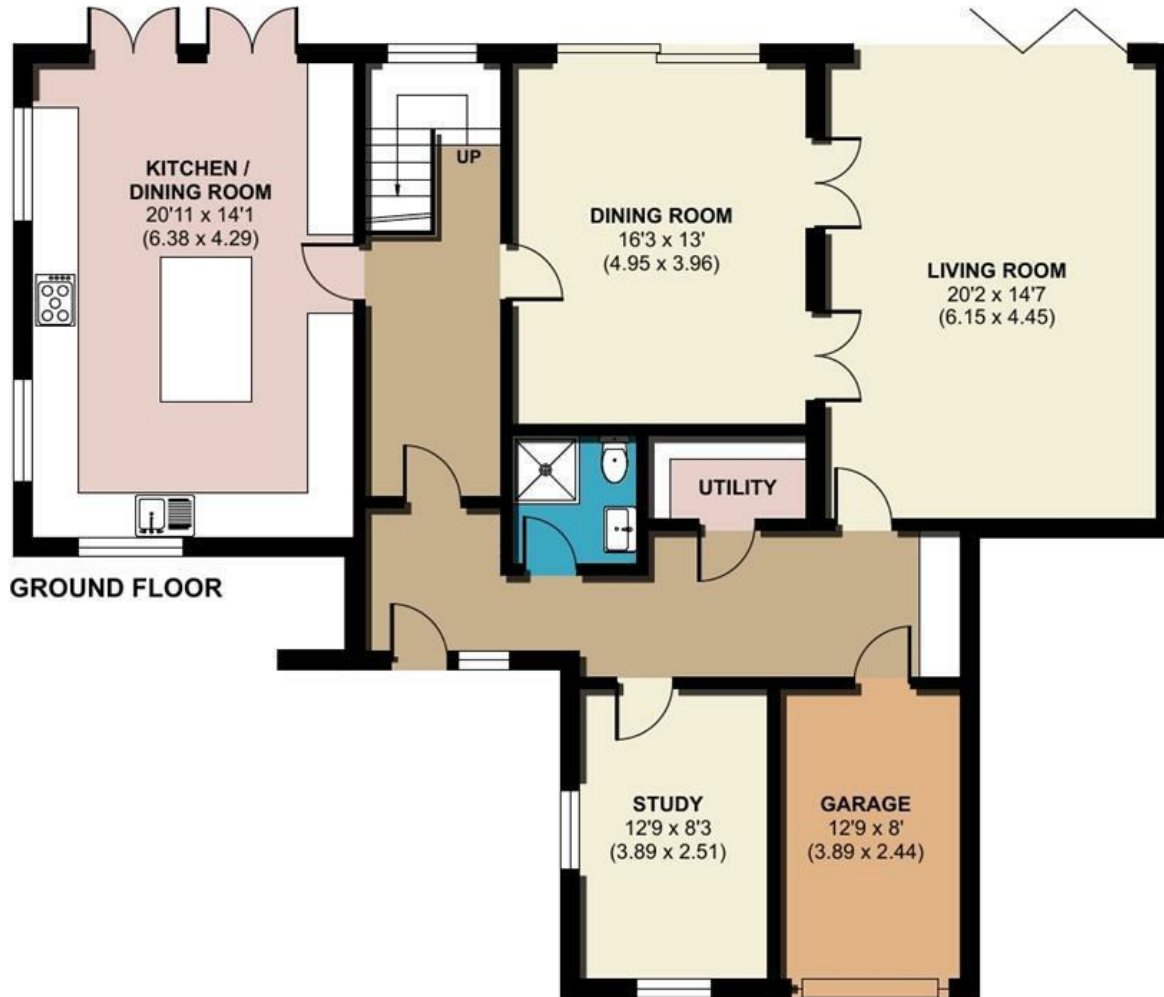
# Cedar Close, Wokingham

Approximate Area = 2198 sq ft / 204.2 sq m (includes attached garage)

Outbuilding = 175 sq ft / 16.2 sq m

Total = 2373 sq ft / 220.4 sq m

For identification only - Not to scale





This smartly presented four bedroom link detached family home is set in a desirable cul de sac location, walking distance of Wokingham town centre. The spacious accommodation comprises re fitted kitchen/dining room, living room with vaulted ceiling, dining room, utility and study. There are four double first floor bedrooms including master bedroom with en suite facilities and a family bathroom. Outside there is a private rear garden with garden office, integral garage and ample driveway parking at the front.

- 2373 Sq Ft of accommodation
- Impressive living room with bi folding doors
- Stunning kitchen/dining room
- Smart garden office
- Planning for two storey extension

#### **Situation**

Cedar Close is a desirable cul de sac of just nine detached houses in a convenient central location. The shops, restaurants and train station are all within easy walking distance. Just to the north is Cantley Park and 75 acres of parkland hosting a range of sporting activities. The A329/M4 can be accessed from the east of town.

#### **Outside**

The private rear garden is laid mainly to lawn with mature shrub borders and a variety of large trees creating additional privacy along the rear boundary. There is a generous patio across the rear with outside wall lighting and a spacious fully insulated garden office with light and power. There is gated side access leading to the front driveway which provides parking for several vehicles with an integral garage with remote garage door. The front garden is laid to lawn with evergreen hedge borders.

#### **Energy Performance Rating**

C

#### **Council Tax Band**

F (Subject to change)

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

Leave our Broad Street office turning right, at the traffic lights bear right into Rectory Road and left out onto Glebelands Road, take the first left into Cedar Close, number 5 will be found on the left.



## Residential Sales and Lettings

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Ref: 17869520 | Folio: A4499 | 9th January 2024

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**N.B.** Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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