



**4, Meadow Road, Wokingham,
Berkshire, RG41 2TD**

£745,000 Freehold



This well presented four bedroom detached family home is set in a desirable location close to Wokingham train station. The property has been renovated by the current owners which has been fully rewired, brand new central heating system and gas boiler, brand new kitchen and creating an open plan living/dining room with a new log burner, which overlooks the private rear garden and cloakroom. There are four generous first floor bedrooms and a family bathroom. The adjoining garage has a storage behind, there is ample driveway parking at the front.

The private rear garden is enclosed by wooden fencing, laid mainly to lawn with mature shrub borders and a variety of trees interspersed throughout the rear of the garden at the rear. There is an area of patio across the rear of the property with gated side access leading to the front block paved driveway providing parking for several cars with an adjoining garage at the side. The front garden is laid to lawn with mature plants hedge borders.

Meadow Road forms part of this well established residential development dating from the 1960's and 1970's. There are walks around the acres of parkland bordering the Emmbrook and there is a nearby parade of shops on Woosehill Lane. The train station (Waterloo line) is within easy walking distance and the A329(M)/M4 can be accessed from the east of town. Wokingham town centre is also close by.

- Living room with French doors and new log burner
- Brand new central heating system and gas boiler
- Close to train station
- Re fitted kitchen
- Private rear garden
- Scope to extend subject to planning approval





MATERIAL INFORMATION:

Part A

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Broadband

Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download

speed: 19 Mbps – Highest available upload speed 1 Mbps

Superfast - Fibre to the cabinet (FTTC) - Highest available

download speed: 75 Mbps - Highest available upload speed 18

Mbps

Ultrafast – Fibre to the premises (FTTP) - Highest available download speed: 1000 Mbps - Highest available upload speed 100 Mbps

Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website <https://checker.ofcom.org.uk>

Part C

Flooding

We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding it is considered Very Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Parking

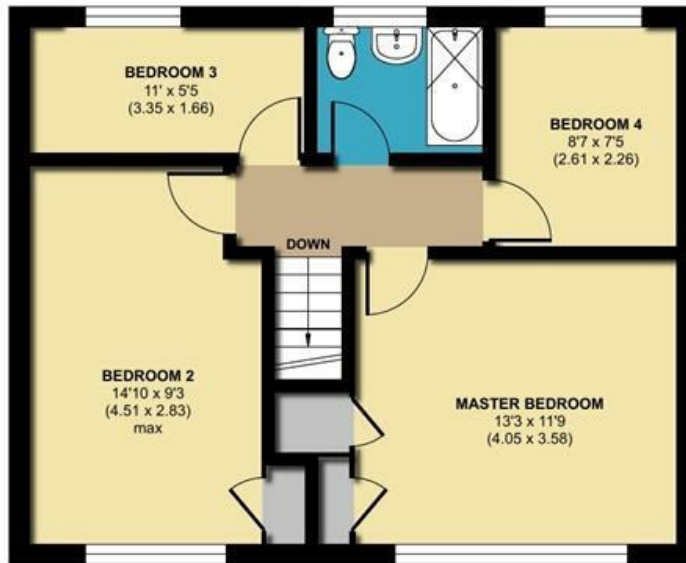
There is off street parking available at the property.



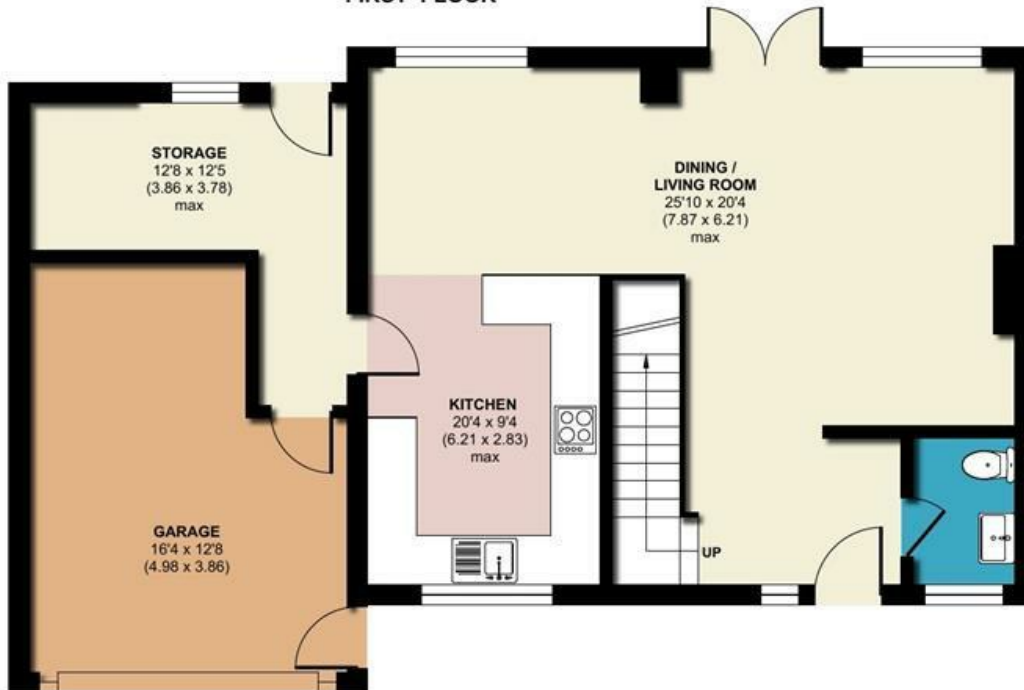
Meadow Road, Wokingham

Approximate Area = 1356 sq ft / 125.9 sq m (includes attached garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1123604

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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.

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