



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

18, Langley Common Road, Barkham, Berkshire, RG40 4TS

£800,000
Freehold

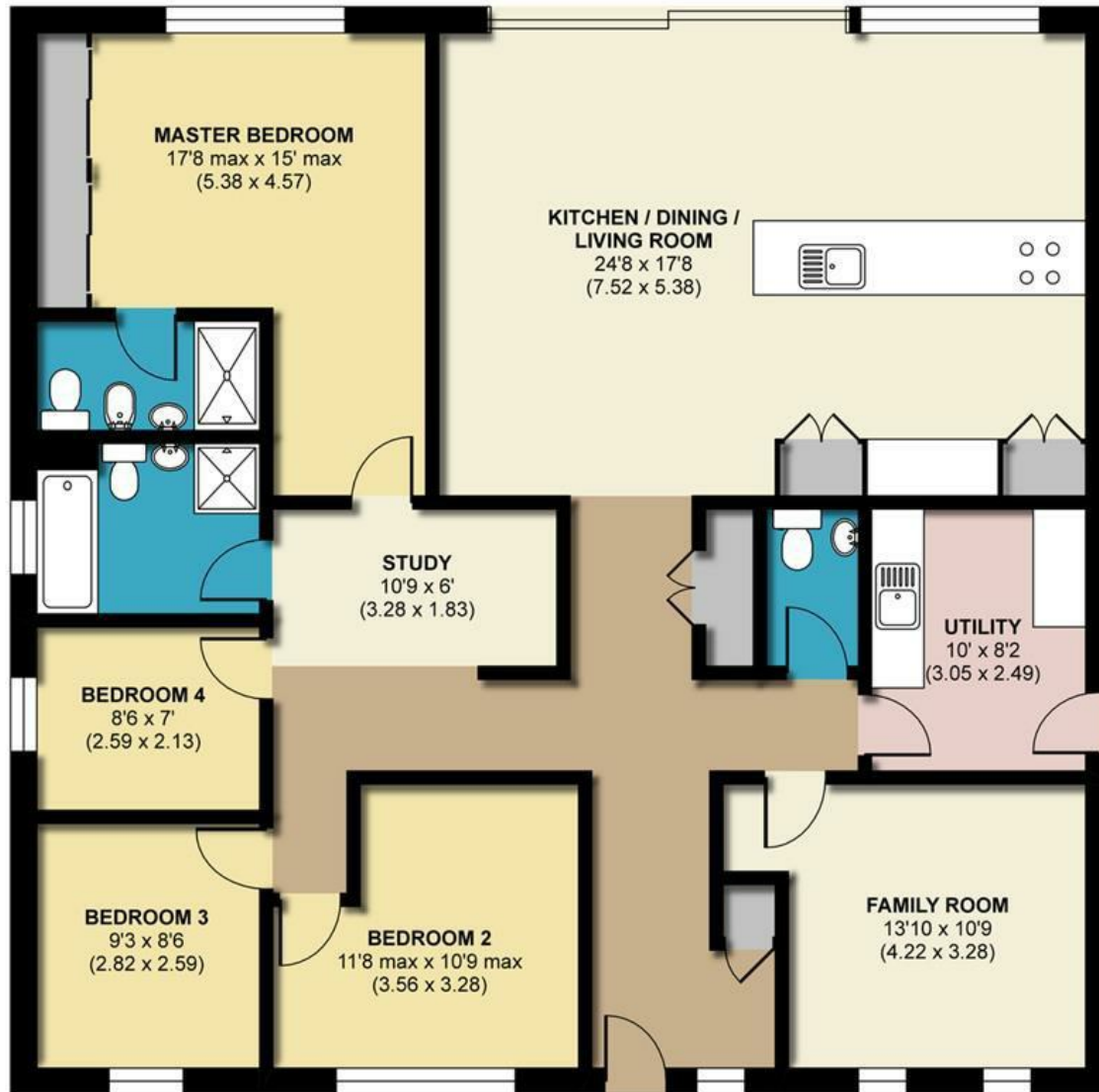
Langley Common Road, Barkham, Wokingham

Approximate Area = 1580 sq ft / 146.7 sq m

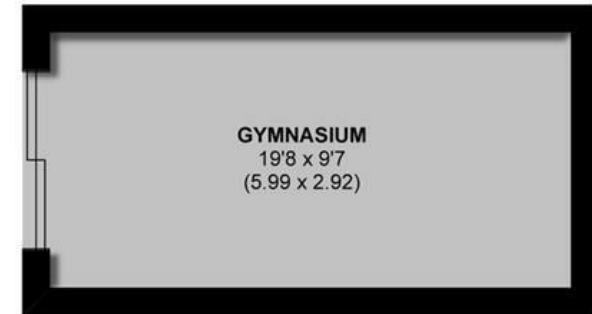
Outbuilding = 190 sq ft / 17.6 sq m

Total = 1770 sq ft / 164.4 sq m

For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



This impressive modern four bedroom detached bungalow is situated in a desirable non estate location with versatile accommodation comprising open plan kitchen/dining /living room with sliding patio doors leading onto the garden, study area, utility room and family room. The master bedroom has an ensuite shower room, dressing area and fitted wardrobes with three further bedrooms a refitted bathroom and cloakroom.

- Stunning kitchen/dining/living room
- Kitchen with integrated appliances
- Master bedroom with fitted wardrobes and en suite
- Spacious family room and study area
- Utility room and cloakroom
- 1580 sq ft of ground floor accommodation

Situation

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.

Outside

The private rear garden measures 86' x 52' wide and is enclosed by wooden fencing with an area of tiled patio across the rear which leads onto decking with steps down to the lawn with a large oak tree at the rear. There is an insulated freestanding gym/summerhouse with light and power and a wooden shed at the side of the property with gated side access that leads to the front. The front drive is shingled and provides parking for several vehicles, There are electronic remote controlled gates with laurel hedging along the front boundary.

Energy Performance Rating

C

Council Tax Band

E

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Barkham Road after approximately 2 1/2 miles this runs into Langley Common Road where the property can be found on the right hand side shortly past the turning to School Road.



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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, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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