

## 8, Delane Drive Wokingham RG41 5AT




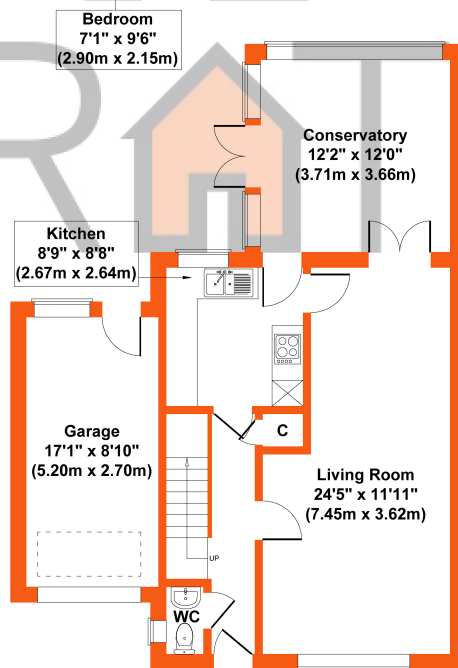
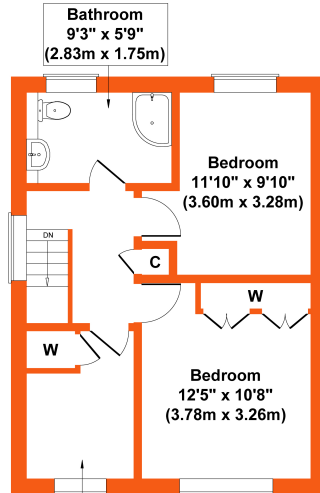
Located a half of a mile walk of Winnersh rail station and Sainsbury's, a good size three bedroom link detached property. The 1,187 sq ft of accommodation comprises; entrance hallway with downstairs cloakroom, dual aspect living/dining room, kitchen and conservatory on the ground floor. The first floor provides three good size bedrooms and a modern family bathroom. There is a secluded rear garden which is mainly lawn with a large cabin/storage shed at the rear. At the side of the property there is a single garage with front and rear access. To the front there is driveway parking and an electric car charging point. The property has gas radiator heating and uPVC double glazing with an EPC rating C. For more detailed material property information please click on the various brochure links.

£450,000 Freehold



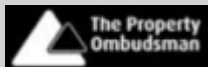


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>84</b>
(69-80)	<b>C</b>	<b>69</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



**Approx. Gross Internal Floor Area 1187 sq. ft. (110.3 sq. m.)**  
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
 Produced by The Plan Portal 2026



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.