

3, Martins Drive Wokingham RG41 1NY



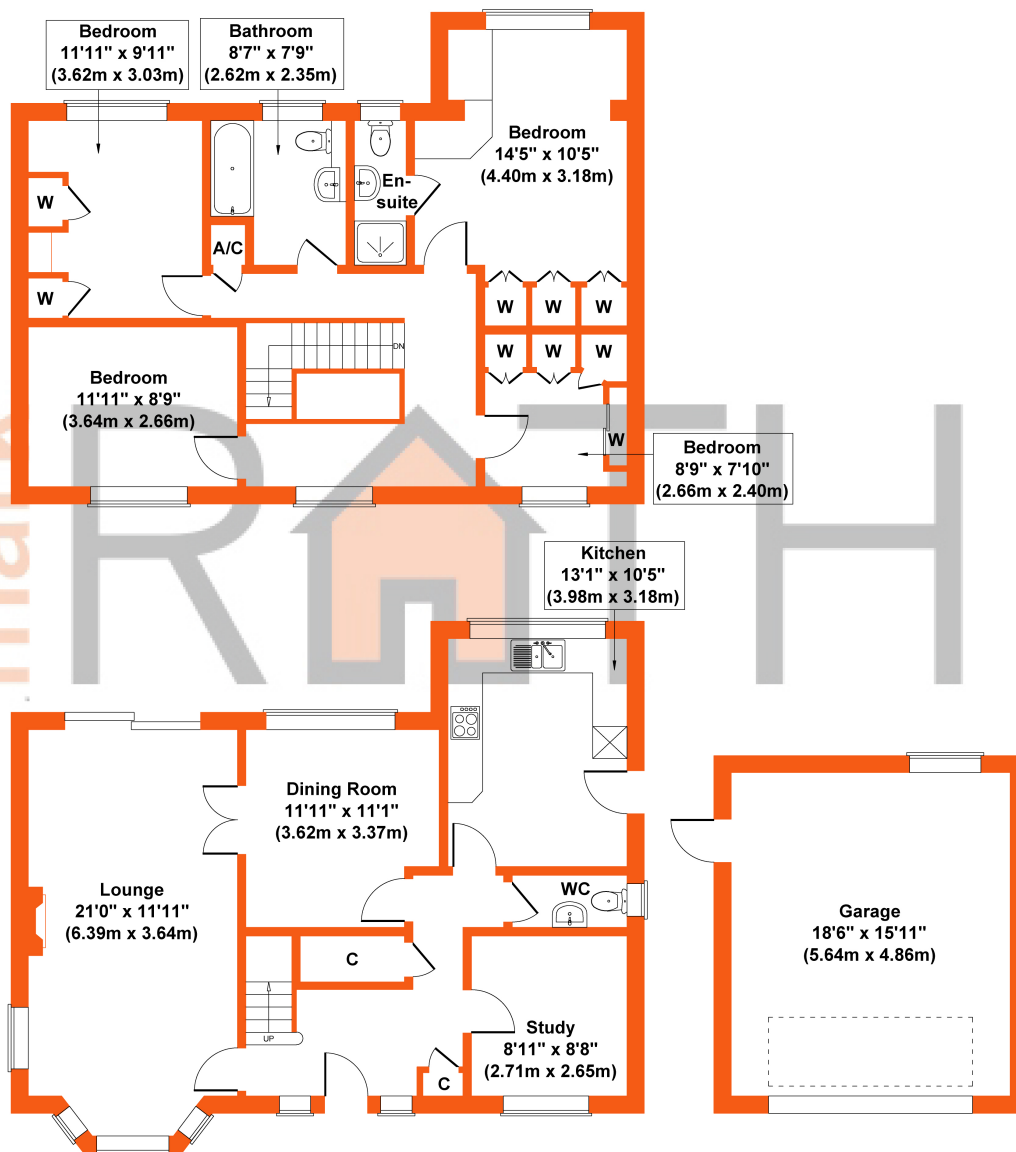
Offered to the market with no onward chain, a spacious and well proportioned family home in a sought after exclusive close within a matter of minutes' walk to The Holt School, Joel Park and Cantley Park and 15 minutes to The Emmbrook Schools and Wokingham Market Place. The well presented 1,561 sq. ft. of accommodation provides the following. Upon entering in to the entrance hall with galleried landing, access is then provided to all ground floor rooms with a triple aspect living room with patio doors to the garden, dining room, study, kitchen and downstairs cloakroom. Stairs lead to the first floor galleried landing where we find the master bedroom with ensuite shower room, three further bedrooms and family bathroom. Bedroom 4 is currently set up as a dressing room but could clearly be returned to a bedroom. Outside there is a large front lawn with driveway parking for 4 vehicles, potentially as many as 6, with the detached double garage at the side. The rear garden has been very well tended and stocked with many established shrubs and benefits a great degree of privacy. The property has uPVC double glazing and gas radiator heating with an EPC rating C. Wokingham town centre has many conveniences including a Waitrose supermarket and a blend of high street and independent retail shops, a variety of coffee shops, pubs and eateries. In addition. Wokingham has welcomed a mixture of new amenities as part of regeneration in recent years including a boutique

£1,050,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



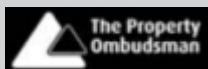
**Approx. Gross Internal Floor Area 1561 sq. ft. 145 sq. m.)
(Excluding Garage)**

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 2025



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.