

## 7, Wiltshire Drive Wokingham RG40 1TQ



NO ONWARD CHAIN. Located on a larger than average corner plot within a highly sought after close c.0.6 miles walking distance to the Wokingham Market Place, a detached family home offering 1,516 sq ft of living accommodation and an EPC rating of D. There is a welcoming entrance hallway with cloakroom, living room, dining room, study and a dual aspect kitchen/breakfast room which has direct access to the garage. On the first floor there are four good size bedrooms with ensuite bathroom and further family bathroom. This family home enjoys a generous plot with a mature, wide west facing garden which extends around to both sides of the property, with a double garage and driveway parking plus a broad open plan front garden. There is gas radiator heating and uPVC double glazing. For more detailed material property information please click on the various brochure links.

£815,000 Freehold









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

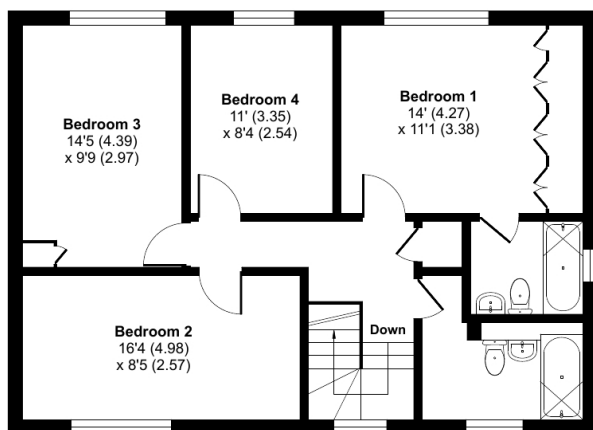
## Wiltshire Drive, Wokingham, RG40

Approximate Area = 1516 sq ft / 140.8 sq m

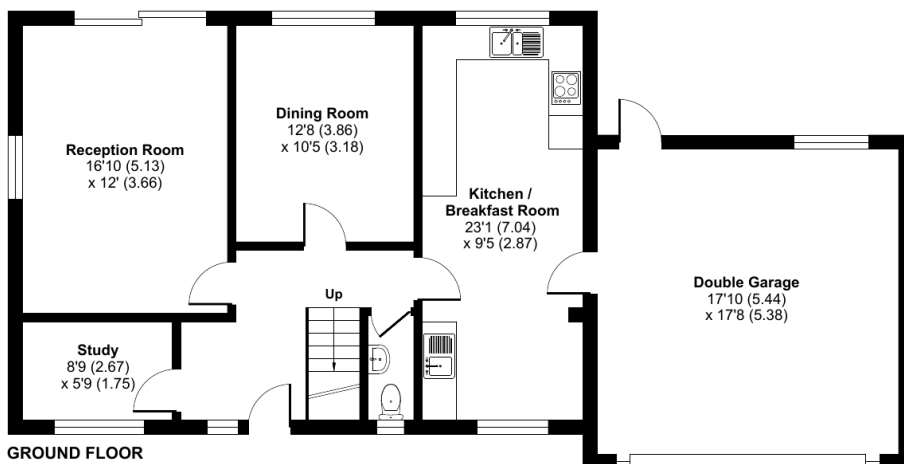
Garage = 315 sq ft / 29.3 sq m

Total = 1831 sq ft / 170.1 sq m

For identification only - Not to scale



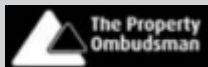
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Mark Rath Residential. REF: 1268445



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.