

62, Clifton Road Wokingham RG41 1NE



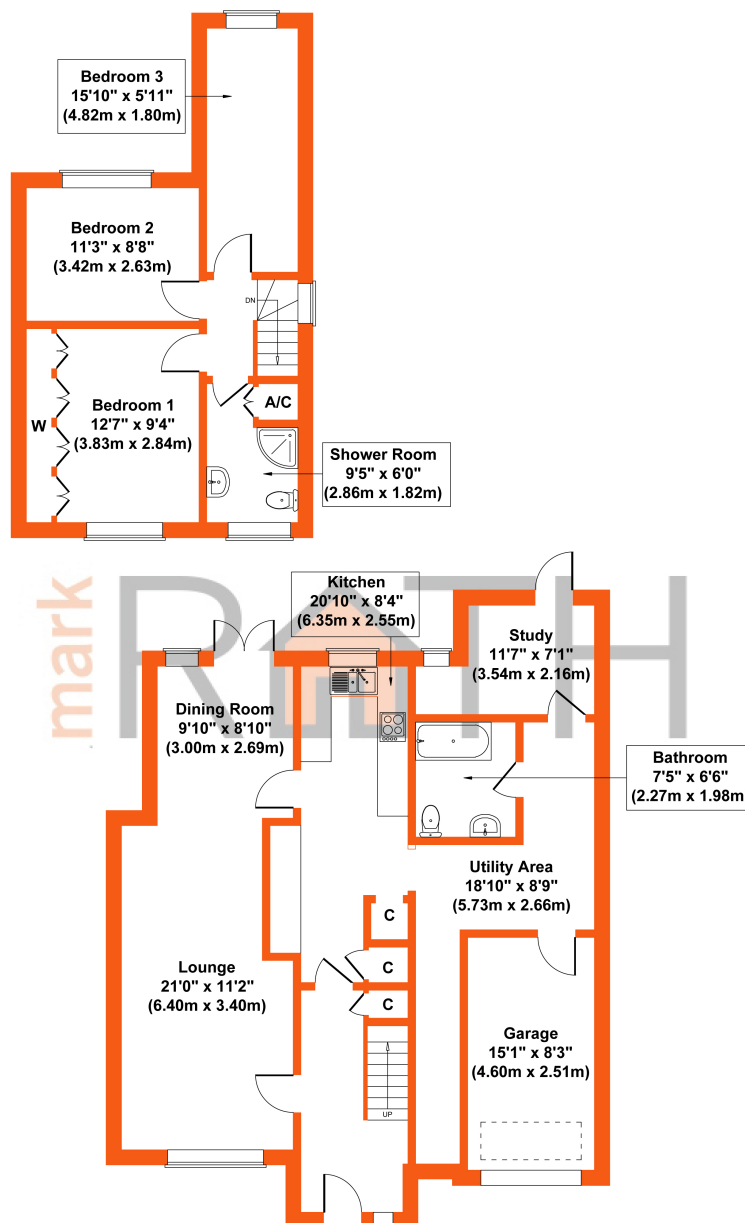
Located on the highly popular Joel Park within walking distance of The Holt School, The Emmbrook Schools and c.1 mile to Wokingham Market Place, an extended semi-detached family home offered for sale in lovely condition. The spacious accommodation of 1,406 sq. ft. comprises entrance hallway, c. 21' x 11' living room opening to a separate dining room. There is a modern c.21' galley kitchen with adjoining utility room, study and refitted downstairs bathroom with internal access to the garage from the utility. On the first floor there are three good size bedrooms and a refitted shower room. The c.50' south westerly aspect rear garden offers a high level of seclusion with a patio and the rest lawn with well established shrubs. At the front there is a wide block paved driveway offering parking for at least three vehicles and an EV charging point. The property further benefits uPVC double glazed windows and doors, gas radiator heating and an EPC rating D. For more detailed material property information please click on the various brochure links.

£525,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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 1406 sq. ft. (130.6 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 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.