

42, Oaklands Drive Wokingham RG41 2SB



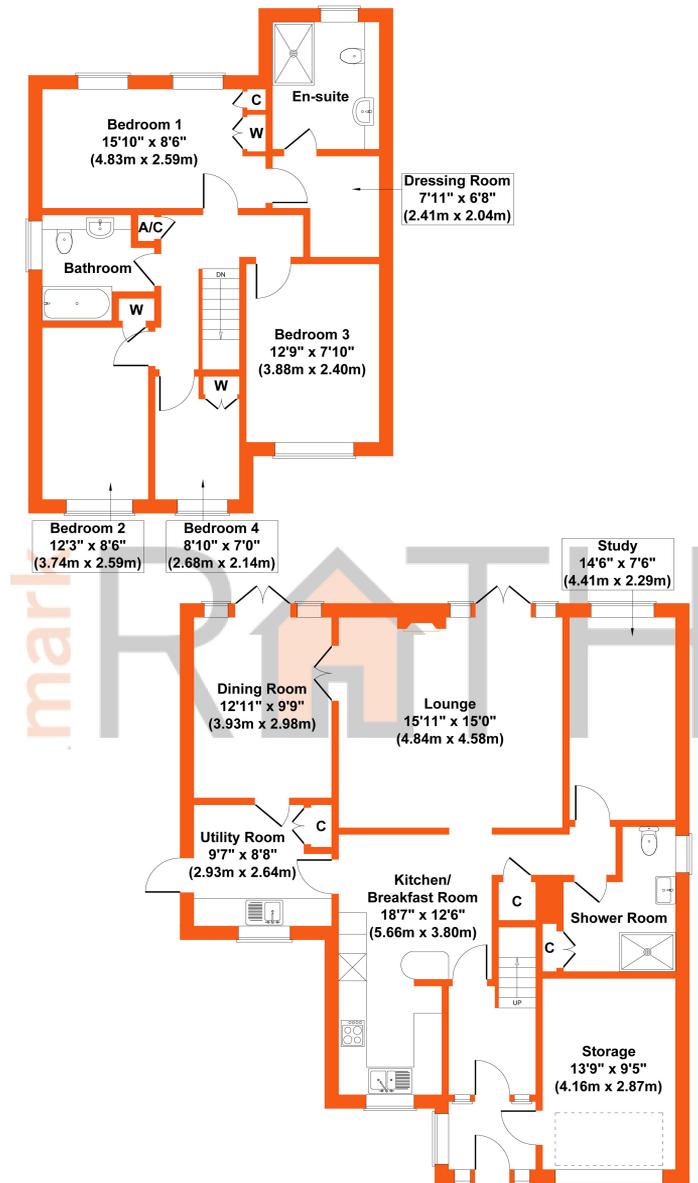
A very beautifully presented detached family home having undergone extension and updating in very recent years by the current seller. The property is c.1 mile to the Market Place and c.2/3 mile to the train station plus has an excellent EPC rating of C. The 1,681sq feet of accommodation comprises; front door to entrance lobby with access to the garage which has been shortened to c.13'9" suitable for a smaller vehicle, further front door to the entrance hall, 'L' shaped c.18'7" x 12'6" refitted kitchen/breakfast room with separate utility room, living room, separate dining room and study/bedroom 5, refitted downstairs shower room. With the benefit of the shower room adjacent to the study/bed 5, this could accommodate a person who finds difficulty with stairs, the facility for sleeping downstairs. On the first floor the master bedroom has a walk-in dressing room and refitted shower room, three further bedrooms and a refitted family bathroom. Outside there is a south, south easterly aspect rear garden with a further useable side garden area and at the front there are two driveways affording parking for two vehicles minimum.

£825,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	82
(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 1681 sq. ft. (156.2 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 2024



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.