

2, Martins Drive Wokingham RG41 1NY



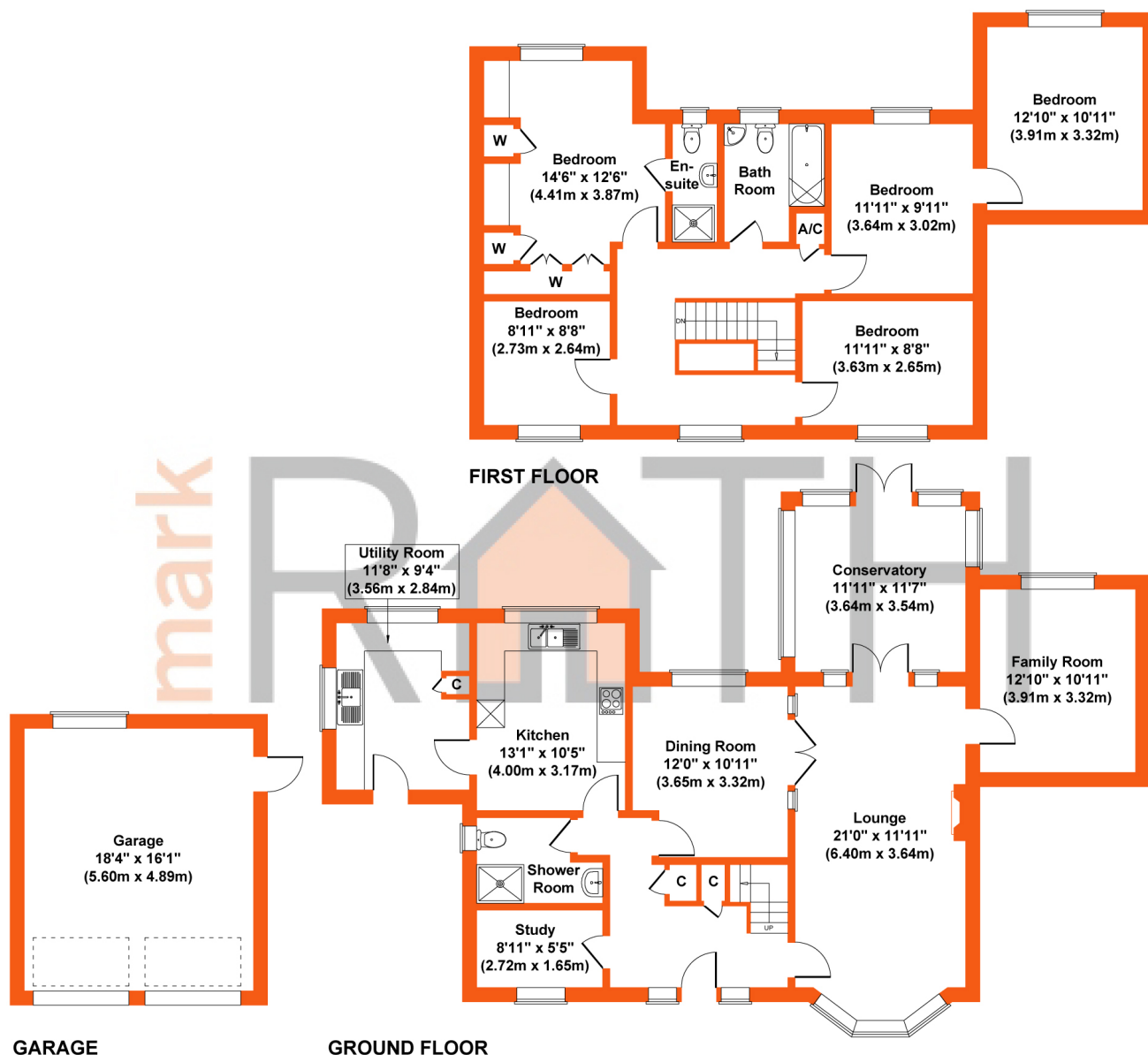
A substantial detached family home in the rarely available Martins Drive development, a quiet cul de sac location overlooking Joel Park and a short walk from top performing Emmbrook and The Holt secondary schools with a sizable 2111 sq ft of accommodation and occupying a generous 0.22 acre west facing plot. This spacious extended family home comprises: entrance hall with cloak storage, useful shower/cloakroom, 21ft living room opening out into a conservatory, family room and study. The rear facing dining room, kitchen and utility rooms whilst all currently practical separate spaces could be combined to make an impressive c.30 ft open plan kitchen/family area. On the first, the original master bedroom features an en suite shower room, the second bedroom which leads through to an extension could be altered to become an impressive master bedroom suite with dressing room and luxurious bathroom or used as it is as a teenager suite. There are two further double bedrooms and a family bathroom. To the front, the property features a double garage and comfortable driveway parking for 3 vehicles plus an open plan area of front garden. The wide, established, west facing rear garden is an undoubted feature with the entire plot extending to 0.22 acres rarely found so close to town. The property has double glazing, gas central heating and an impressive EPC - C reading. For more detailed material property information please click on the various brochure links.

Offers In Excess Of £1,150,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

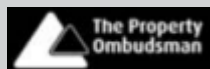


Approx. Gross Internal Floor Area 2111sq. ft. (196.1 sq. m.) (Excluding Garage)

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.