



3, Clare Avenue
Wokingham
Berkshire, RG40 1EB

OIEO £800,000 Freehold



Situated on one of Wokingham's most private, quiet sought-after roads in the town centre, is this spacious four bedroom detached family home. Accommodation comprises of entrance hall, cloakroom, dual aspect living room with fireplace, dining room, kitchen overlooking the east facing rear garden and utility room. There are four bedrooms on the first floor (all offering built in wardrobes) and a newly renovated family shower room.

- Offered with no onward chain
- Excellent town centre location
- Entrance porch and hallway
- Spacious living room
- Generous sized master bedroom
- Close to shops, schools, and station with fast train to London

The private east facing rear garden is enclosed with wooden fencing to the side and a brick wall along the rear boundary, with established borders for planting. There is a circular block paved patio, outside lighting and gated side access leading to the front garden, which is laid to lawn and an adjoining garage at the side incorporating a separate side entrance to both house and garage.

Clare Avenue is an extremely desirable cul de sac location because of its close proximity to Wokingham town centre and train station. These popular houses are all detached, mainly built in the 1960s and 1970's, on generous plots with nicely proportioned rooms and privacy.

Council Tax Band: E
Local Authority: Bracknell Forest Council
Energy Performance Rating: C





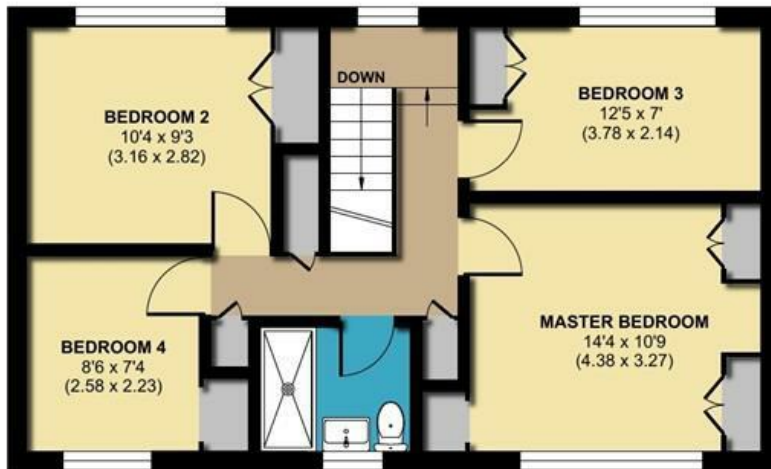
Clare Avenue, Wokingham

Approximate Area = 1230 sq ft / 114.2 sq m

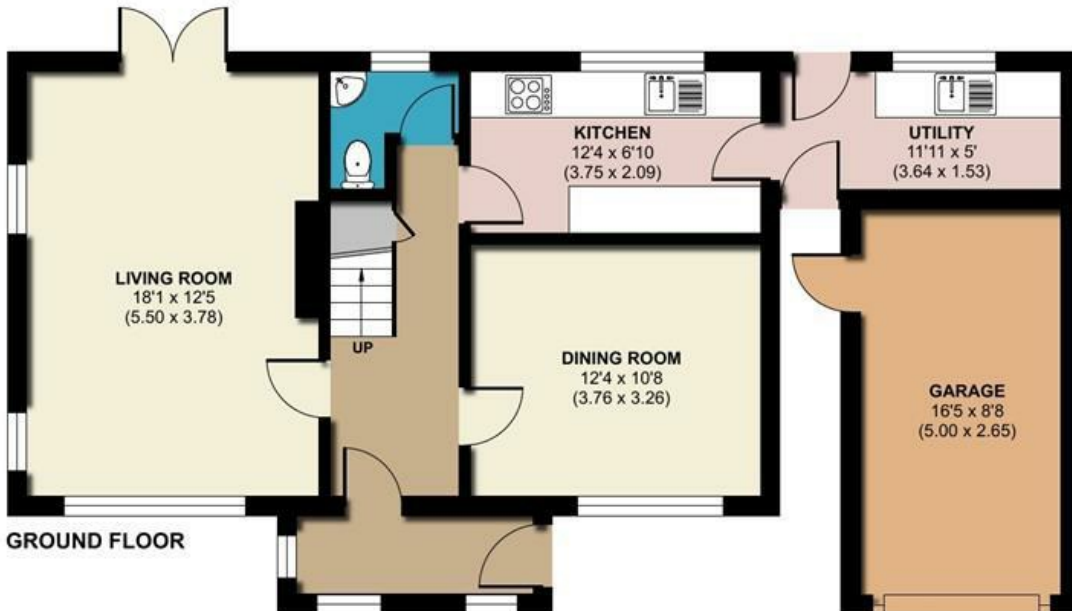
Garage = 140 sq ft / 13 sq m

Total = 1370 sq ft / 127.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1324804

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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