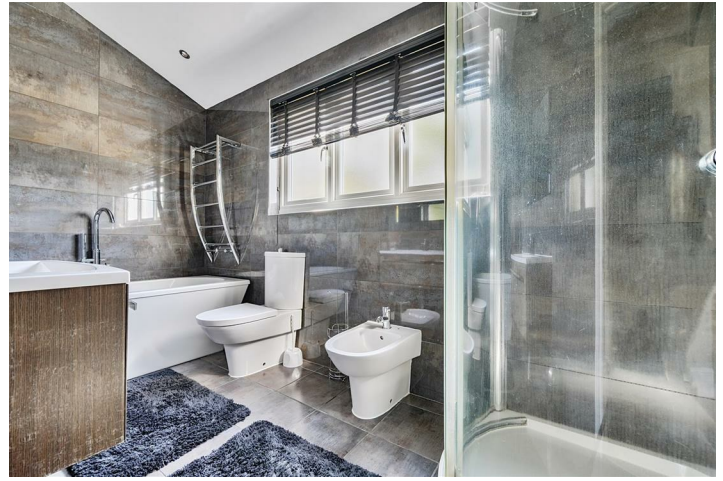




**Greenacres, St. Annes Drive
Wokingham
Berkshire, RG40 1PB**

£965,000 Freehold



This impressive five bedroom detached family home is situated in a non estate location to the east of Wokingham town centre. Accommodation comprises grand entrance hall, dual aspect living room, study, family room with impressive kitchen/breakfast room with adjoining dining room and utility room. There are five first floor bedrooms including a stunning master bedroom with vaulted ceiling and en suite shower. Outside there is a generous south west facing garden and ample driveway parking at the front.

- Offered with no onward chain
- Magnificent living room with Bi folding doors
- Triple aspect study with French doors
- Over 2800 Sq Ft of living
- Impressive kitchen/breakfast room with utility
- Spectacular master bedroom with vaulted ceiling

The property is approximately one and a half miles east of Wokingham town centre, which offers excellent road links nearby with access to Reading and Bracknell via A329M and M4 motorway. The property is also walking distance from two local public houses and Keepeatch Park which is good for joggers and dog walkers. There are various popular schools nearby.

The rear garden is enclosed by newly installed wooden fencing along the right hand boundary with a generous area of lawn and mature borders along the left hand boundary. An Indian sandstone terrace spans across the back of the house and a hardstanding at the side. Gated side access leads to a gravel driveway and a block paved area which provide parking for three large vehicles.

Council Tax Band: F
 Local Authority: Wokingham Borough Council
 Energy Performance Rating: C





St. Annes Drive, Wokingham

Approximate Area = 2677 sq ft / 248.7 sq m

Limited Use Area(s) = 130 sq ft / 12.1 sq m

Total = 2807 sq ft / 260.8 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1282615

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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.

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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