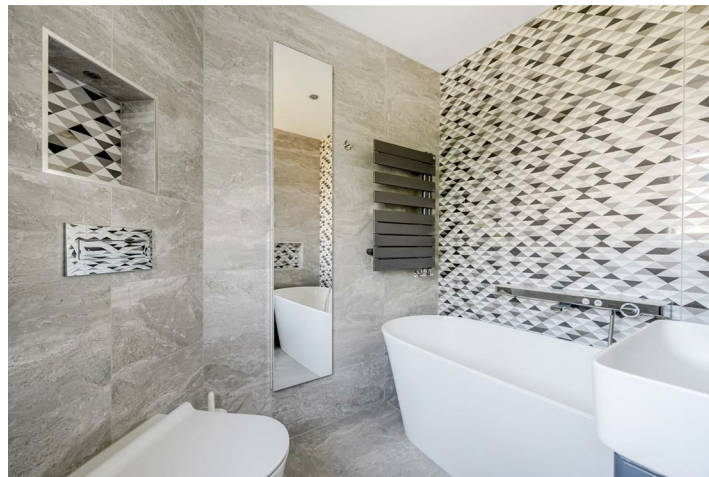




61, Woodrow Drive,
Wokingham,
Berkshire, RG40 1RX

OIEO £725,000 Freehold



Offered to the market with no onward chain, this well presented, four bedroom detached family home is situated on a generous, larger than average corner plot within the popular Beanoak development, close to local shops and sought after schools. The ground floor accommodation comprises a spacious living room with double doors leading through to a kitchen/dining room, a conservatory, a utility room, and a cloakroom. On the first floor, there are four bedrooms and a family bathroom, including a principal bedroom complete with fitted wardrobes and an en suite bathroom. Outside, the enclosed rear garden features wooden fencing, while the front offers ample driveway parking and a detached garage to the side. The property offers an excellent investment opportunity to create a substantial family home. Planning permission has previously been sought to extend the house to the side, above the garage, and to the rear, capitalising on the significant plot size.

- Offered with no onward chain
- Master bedroom with en suite
- Larger than average plot
- Spacious living room
- Conservatory overlooking garden
- Extension Potential above garage, side and rear

The rear garden is enclosed by wooden fencing and mature hedge borders, laid to lawn with an area of patio across the rear of the house and gated side access leading to the front block paved driveway which provides parking for two large vehicles. The front garden is laid to lawn with mature shrub borders. There is a detached garage at the side.

Woodrow Drive is set on the sought after Beanoak development to the east of town. As well as a local parade of shops the town is within walking distance. The estate was mainly built in the 1960's, 1970's and 1980's and comprises an attractive mix of both semi and detached houses with a few apartments around the shopping parade. Just to the north of the development there are attractive walks through the woods and parkland of Keepatch Farm. It is conveniently located for A329(M)/M4 access.

NB: Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.

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





Woodrow Drive, Wokingham

Approximate Area = 1646 sq ft / 152.9 sq m

Garage = 266 sq ft / 24.7 sq m

Total = 1912 sq ft / 177.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1416401

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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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