



112, Copse Drive Wokingham Berkshire, RG41 1LX

£600,000 Freehold





This three/four bedroom link-detached home is situated on the popular Joel Park development which is walking distance to Wokingham town centre. The property offers versatile accommodation which comprises of a spacious kitchen/breakfast room, living room overlooking the private rear garden, ground floor shower room and dining room/bedroom four. There are three bedrooms on the first floor with a refitted shower room.

- · Offered with no onward chain
- · Spacious kitchen/breakfast room
- Ground floor shower room

- Versatile accommodation
- Living room overlooking private garden
- Walking distance to Wokingham town centre

Outside the rear garden is enclosed by wooden fencing, laid mainly to lawn with mature hedge borders and a large oak tree at the rear. There is a generous patio across the rear of the house with access into the lean to and workshop. The integral garage has an up and over door and the block paved driveway provides parking for two vehicles in tandem.

Joel Park is a popular development built by Laing Homes in the late 1960's, there are a variety of houses ranging from three bedroom semi detached properties, many of which have been subsequently extended, to three bedroom detached houses and chalets. The area benefits from being within walking distance of Wokingham town centre and close to the amenities in Emmbrook.

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: E









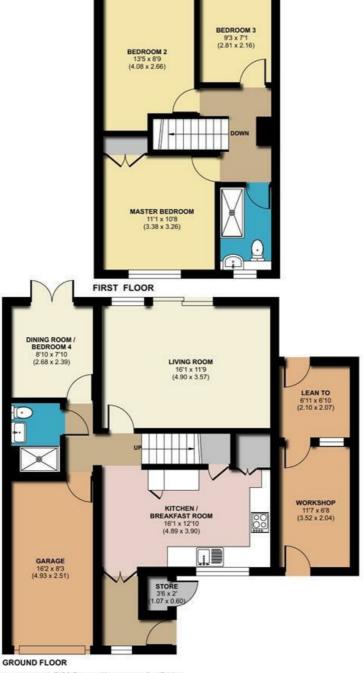
Copse Drive, Wokingham

Approximate Area = 1001 sq ft / 92.9 sq m (excludes lean to)

Garage = 124 sq ft / 11.5 sq m

Total = 1125 sq ft / 104.5 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). © ntchecom 2025. Produced for Michael Hardy. REF: 1305016

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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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