



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). © nichcom 2025. Produced for Michael Hardy. REF: 1305016

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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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