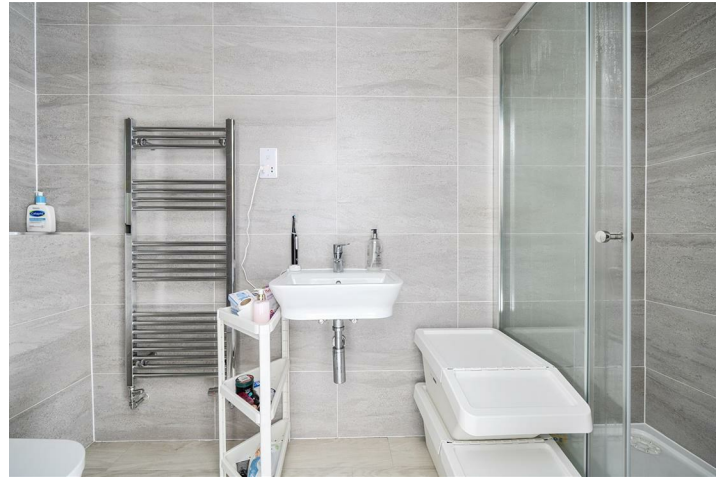




10, Readwin Crescent,
Wokingham,
Berkshire, RG40 5BD

£630,000 Freehold



This smartly presented three bedroom detached family home is set in a desirable cul-de-sac location within walking distance of Wokingham town centre, local schools, and shops. The accommodation comprises an entrance hall, a living room with French doors leading onto the low maintenance rear garden, a spacious kitchen/breakfast room, and a cloakroom. There are three first floor double bedrooms, including a Master bedroom with en suite facilities, and a smartly fitted family bathroom. Outside, the rear garden is laid with artificial lawn and features a spacious garden office at the rear, alongside a garage with tandem driveway parking for two large vehicles at the side.

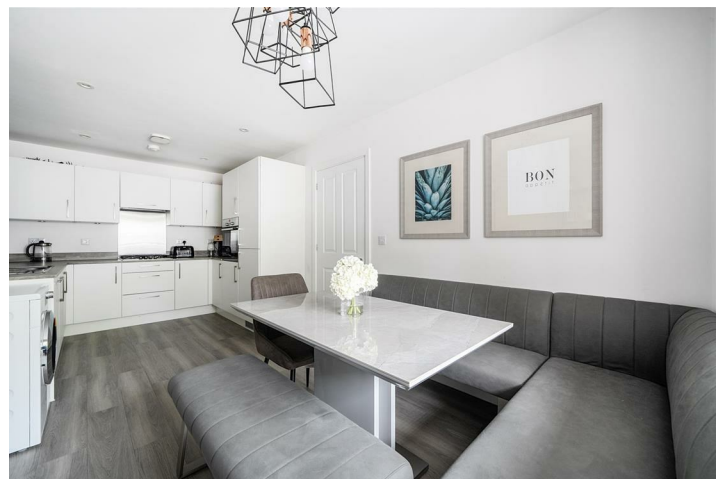
- Desirable cul-de-sac location
- Master bedroom with en suite
- Ample driveway parking
- Spacious living room
- Spacious garden office
- Walking distance to town

The rear garden is laid with artificial lawn and enclosed by wooden fencing, featuring a 22' x 11' garden office equipped with inset downlighting, power, and double glazing. A patio area spans the rear of the house, with gated side access leading to the single garage and tandem driveway parking for two large vehicles. There is an additional parking space at the front, as well as a visitor parking bay in the close.

Readwin Crescent is part of the popular Mulberry Grove development, which is one of the more recent developments in North Wokingham. Built by Crest Nicholson, the development comprises an attractive range of properties known for high build quality. It offers proximity to popular local schools and easy access to the A329(M) and M4, with Wokingham town centre within easy walking distance.

There is an annual estate charge of c.£295.58 which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Council Tax Band: E
Local Authority: Wokingham Borough Council
Energy Performance Rating: B





Readwin Crescent, Wokingham

Approximate Area = 1141 sq ft / 106 sq m

Garage = 186 sq ft / 17.2 sq m

Outbuilding = 250 sq ft / 23.2 sq m

Total = 1577 sq ft / 146.4 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: 1471224

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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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

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