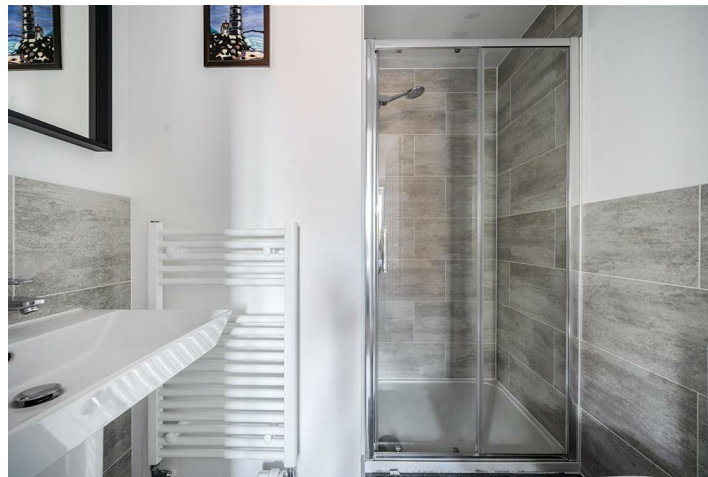




48, Ifould Crescent,  
Wokingham,  
Berkshire, RG40 1LB

**£550,000 Freehold**



A beautifully arranged three bedroom semi detached townhouse offering spacious and versatile accommodation across three floors and comes with no onward chain. Positioned within a popular modern development, this attractive home combines practical family living with excellent bedroom space, a dedicated study and the added benefit of a detached garage. The ground floor is centered around a superb kitchen/dining room spanning almost 20ft in length, creating a sociable space for everyday family life and entertaining. A separate study provides an ideal work from home environment, whilst a cloakroom adds further convenience. The first floor features a generous living room alongside the principal bedroom and a shower room. On the second floor are two further double bedrooms served by a family bathroom, creating an ideal layout for families, guests or older children seeking their own space.

- No onward chain
- Dedicated study and cloakroom
- Popular Wokingham development
- Spacious 20ft kitchen/dining room
- Detached garage with driveway parking
- Close to amenities and transport links

The rear garden provides a private outdoor space perfect for relaxing, entertaining and enjoying the warmer months. Complementing the outdoor space is a secure detached garage with driveway parking for three cars.

Ifould Crescent is situated within a sought-after residential development on the outskirts of Wokingham town centre. Residents enjoy easy access to a wide range of shops, restaurants, cafés and leisure facilities, along with highly regarded local schools. Excellent transport links are available via Wokingham railway station, the A329(M) and M4, making it an excellent choice for commuters whilst retaining a strong community feel.

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





## Ifould Crescent, Wokingham

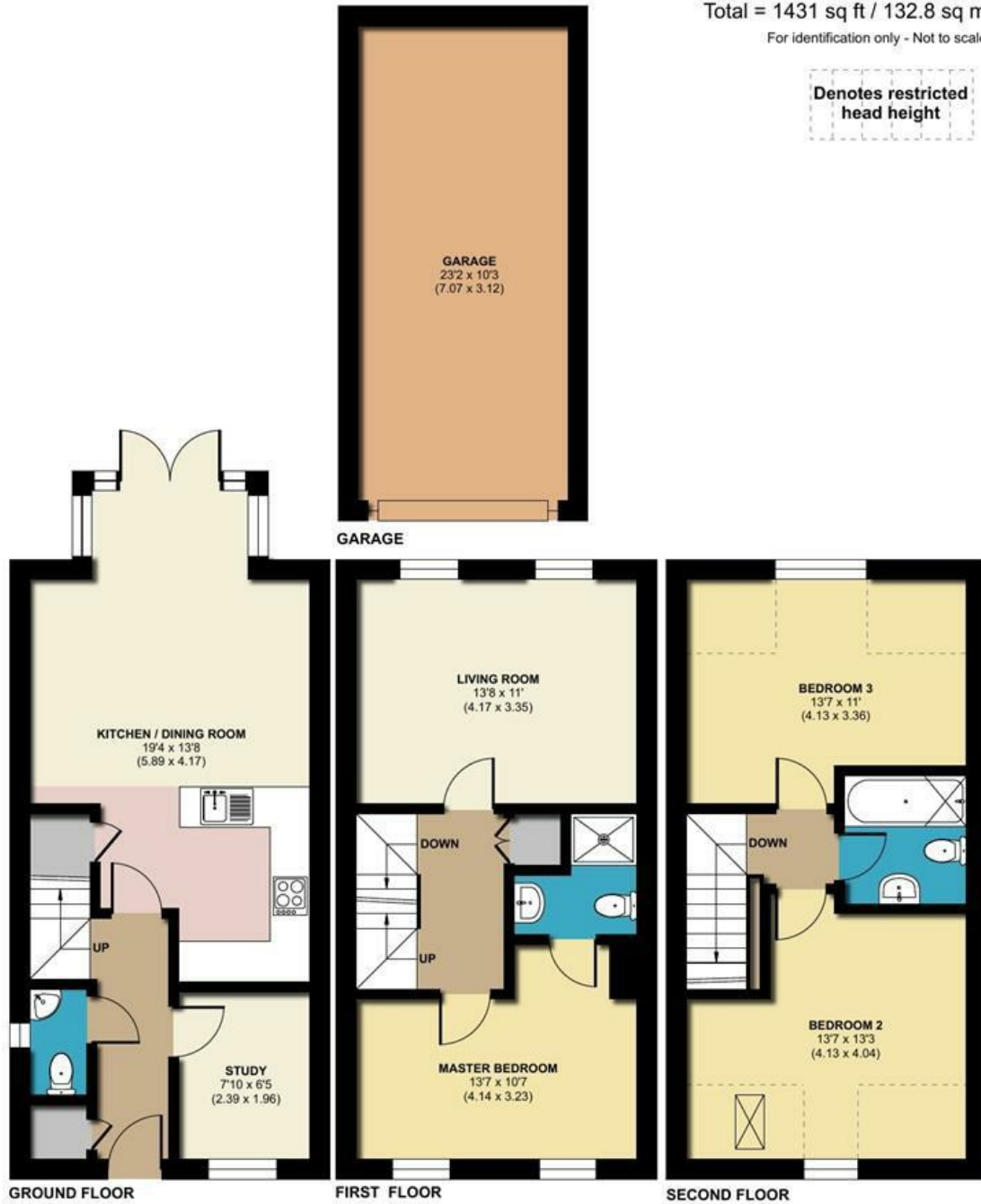
Approximate Area = 1121 sq ft / 104.1 sq m

Limited Use Area(s) = 73 sq ft / 6.7 sq m

Garage = 237 sq ft / 22 sq m

Total = 1431 sq ft / 132.8 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: 1481304

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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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