



4, Erica Drive
Wokingham
Berkshire, RG40 2DU

£1,700,000 Freehold



A substantial and immaculately presented five bedroom, four bathroom detached family home, positioned on a quiet and desirable residential road in Wokingham. Spanning just under 3,000 sq ft (including a double garage), this home offers a perfect balance of spaciousness, flexibility, and practicality for growing families. The generous ground floor layout features multiple reception spaces including a bright formal living room, a cosy snug, and an expansive kitchen/dining room with garden views. Upstairs, five well proportioned bedrooms are served by four bathrooms (two en suites), including a luxurious 17' x 13' master suite complete with walk-in wardrobe and large en suite bathroom. This property benefits from a utility room, garden room, and ample built-in storage throughout with neutral décor, and excellent location close to schools and amenities, this is a rare opportunity to secure a spacious and high-specification home in one of Wokingham's most sought-after neighbourhoods.

- Three reception rooms
- Five generously sized bedrooms
- Four bathrooms, including two en suites and a cloakroom
- Modern kitchen with a spacious dining area and garden room
- Impressive 17ft master with en suite and walk-in wardrobe
- Double garage with internal access

The property benefits from off street parking spaces in front of the double garage, providing ample room for multiple vehicles. The North East facing rear garden offers privacy, a mix of lawn and patio, and has side access. There is also a charming garden room at the rear which can be used year round.

Located in a peaceful and desirable residential area in Wokingham, Erica Drive offers easy access to local schools, shops, parks, and the town centre. Commuters benefit from excellent transport links, with Wokingham Station nearby and convenient road access to the M4 and A329(M).

Council Tax Band: G
Local Authority: Wokingham Borough Council
Energy Performance Rating: C





Erica Drive, Wokingham

Approximate Area = 2570 sq ft / 238.7 sq m

Garage = 385 sq ft / 35.7 sq m

Total = 2955 sq ft / 274.4 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 2025. Produced for Michael Hardy. REF: 1327494

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MH Hardy
MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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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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