



**9, Blagrove Drive
Wokingham
Berkshire, RG41 4BD**

£395,000 Freehold



This well presented three bedroom semi detached home is situated in a quiet cul-de-sac within easy walking distance of Wokingham town centre and mainline train station. The accommodation includes a bright open plan living/dining room and a refitted kitchen overlooking the rear garden. Upstairs are three well proportioned bedrooms served by a family bathroom. Externally, the property benefits from a private, hard-landscaped rear garden and open green space to the front.

- 858 Sq Ft / 79.6 Sq m
- Three bedrooms
- Low maintenance rear garden

- Open plan living/dining room,
- Family bathroom
- Garage in nearby block

The low maintenance rear garden is enclosed by wooden fencing with trellis detailing and features an Indian sandstone patio spanning the rear of the property. Stepping stones lead down the garden to a wooden shed, a second patio area, and a shingled section. There is gated side access, while to the front the house enjoys an entrance porch and a pleasant outlook over a green, positioned at the end of the cul-de-sac.

Blagrove Drive is located to the south of Wokingham town centre, offering convenient access to the town and train station while being close to open fields and parkland. The property forms part of a 1960s development comprising a mix of three-bedroom terraced, semi-detached, and detached homes.

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating: D





Floorplan

Blagrove Drive, Wokingham

Approximate Area = 719 sq ft / 66.7 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 858 sq ft / 79.6 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: 1393862

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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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