MICHAEL HARDY
SALES & LETTING

6, Amberley Gardens,
Wokingham,
Berkshire, RG41 1LN

£375,000 Freehold

A smartly presented two bedroom terraced home built by renowned local builder Michael Shanly Homes. This property occupies a delightful cul de sac position tucked away to the west of Wokingham town centre. Offering approximately 804 sq ft of accommodation across two levels, the ground floor includes a spacious living room, a modern kitchen, and a cloakroom. On the first floor, there is a master bedroom with ensuite bathroom, plus a second double bedroom with ensuite shower room. This modern home is offered to the market in an ideal location for buyers seeking a peaceful yet connected living setting.

- Sought after cul-de-sac position
- Separate modern kitchen
- Two large double bedrooms
- Bright rear aspect living room
- Two versatile first floor bathrooms
- Low maintenance rear garden

To the rear of the property sits a delightful low maintenance garden enclosed by timber fencing and mature shrub borders. The layout features a gravel bed layered with stepping stone paving and a charming wooden archway pergola leading to a secure rear gate. To the front aspect, the house benefits from allocated residential parking space located to the front entrance.

Amberley Drive forms part of this small, select development built in an established location by Shanly Homes in 2006. Located to the west of town, just over a mile from the historic heart of Wokingham, residents will benefit from an array of independent shops, restaurants, supermarkets, and leisure facilities. Families are exceptionally well catered for with top tier local schooling nearby. For the commuter, the property provides rapid access to the A329(M) and Junction 10 of the M4, while nearby Wokingham Station links seamlessly across the wider region.

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

Floorplan

Amberley Gardens, Wokingham

Approximate Area = 804 sq ft / 74.6 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: 1520812

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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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