



41, Clifton Road
Wokingham
Berkshire, RG41 1NL

OIEO £475,000 Freehold



This well-presented three-bedroom semi-detached home offers spacious and versatile living accommodation, ideal for modern family life. The ground floor features a generous living room with a front aspect bay window, creating a light and inviting atmosphere. To the rear, a large open-plan kitchen/dining room provides an excellent space for entertaining or day-to-day living, with direct access to the garden. A thoughtful extension to the side houses a playroom, a ground floor shower room, and an additional store room, offering great flexibility, perfect for a home office, guest area, or hobby space. Upstairs, the property boasts three well-sized bedrooms, including a spacious principal bedroom, along with a family bathroom. Neutrally decorated throughout and arranged for practical family living, this property combines traditional charm with contemporary convenience, making it a fantastic long-term home.

- Three-bedroom semi-detached family home
- Open-plan kitchen/dining room
- Driveway parking
- Spacious living room with bay window
- Side extension with playroom, shower room, and store
- Quiet location close to Wokingham town centre

To the front, the property offers driveway parking, providing off-street convenience for residents or guests. The rear garden is a private and manageable outdoor space, ideal for relaxing or entertaining.

Located on Clifton Road in Wokingham, the property enjoys a desirable residential setting with a friendly neighbourhood feel. It's conveniently positioned for access to local schools, shops, and transport links, making it an ideal location for families and commuters alike. Wokingham town centre, with its array of amenities, cafes, and parks, is just a short distance away, offering both charm and convenience in equal measure.

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





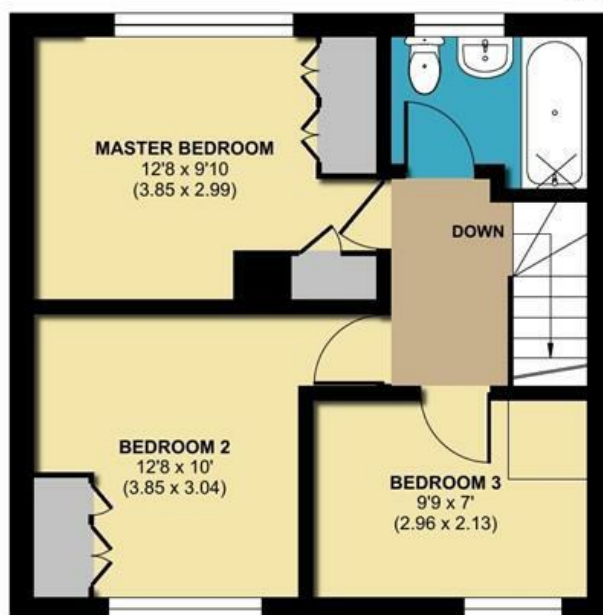
Clifton Road, Wokingham

Approximate Area = 975 sq ft / 90.6 sq m

Store = 53 sq ft / 4.9 sq m

Total = 1028 sq ft / 95.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1278805

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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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