



35, Summerfield Close,  
Wokingham,  
Berkshire, RG41 1PH

**£585,000 Freehold**



This beautifully presented four bedroom semi-detached house is nestled on an expansive corner plot in a highly sought-after cul-de-sac location. Designed with both family living and entertaining in mind, the ground floor accommodation comprises a welcoming entrance hall, a practical cloakroom, a spacious living room and a smartly fitted open plan kitchen/dining room with French doors leading directly onto the garden patio. The first floor boasts four generous bedrooms, alongside a contemporary family bathroom. The property also boasts an integral garage and driveway parking.

- Smartly fitted kitchen/dining room
- Desirable cul de sac
- Driveway parking
- Spacious living room
- Four bedrooms
- Close to local schools and amenities

The property features an enclosed rear garden secured by wooden fencing and laid mainly to lawn. A spacious patio area spans the back of the house, with a pathway leading to an additional sun terrace at the rear, ideal for outdoor dining and entertaining. The outdoor space is framed by well stocked shrub borders and two neatly maintained conifer trees. A side gate leads to the front of the property where a block paved driveway offers side by side parking for two vehicles and an integral garage, complete with lighting and power.

Summerfield Close sits close to the heart of the popular Emmbrook community, within easy walking distance of local amenities and highly regarded local schools. Leisure options are right on your doorstep, with traditional village pubs and the local cricket ground at Lowther Road located nearby. For commuters, the property provides excellent road connectivity to the A329(M) and M4 via Winnersh or Coppid Beech, alongside efficient mainline rail links directly into London Waterloo.

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





## Summerfield Close, Wokingham

Approximate Area = 1055 sq ft / 98 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1197 sq ft / 111.1 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). © nitchcom 2026. Produced for Michael Hardy. REF: 1512488

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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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