



9, Croft Road
Wokingham
Berkshire, RG40 3HX

£795,000 Freehold



This smartly presented four bedroom detached family home is set in a desirable non estate location south of Wokingham town centre. The versatile accommodation comprises entrance hall, spacious living room with french doors leading to the rear garden, kitchen/dining room, family room, cloakroom and study/dining room. There are four double bedrooms on the first floor, including a master bedroom with en suites facilities and a family bathroom.

- Over 2100 square feet of total space
- Spacious living room
- Garden office/studio
- Master bedroom with vaulted ceiling
- Three reception areas leading onto garden
- Country walks nearby

The private west facing rear garden is laid mainly to lawn, enclosed by wooden fencing and mature hedge borders with a square area of patio at the rear of the house. There is a generous garden office/studio with light and power at the rear of the garden and an integral garage can be internally accessed. Gated side access leads to the block paved driveway at the front, with additional gravel parking beside which provides parking for several vehicles. The open plan front garden is laid to lawn.

Croft Road is an established location comprising houses built in the 1960s with generous plots. The property is approximately 25 minutes walk from Wokingham town centre and train station with excellent access to Crowthorne to the south, and Wokingham to the north. The area is well served by excellent state and independent schools for all ages.

Council Tax Band: E (Subject to change)
Local Authority: Wokingham Borough Council
Energy Performance Rating: E





Croft Road, Wokingham



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: 1244554

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

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

Michael 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

These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

Ref: 17869597 | Folio: A4733 | 19th February 2025