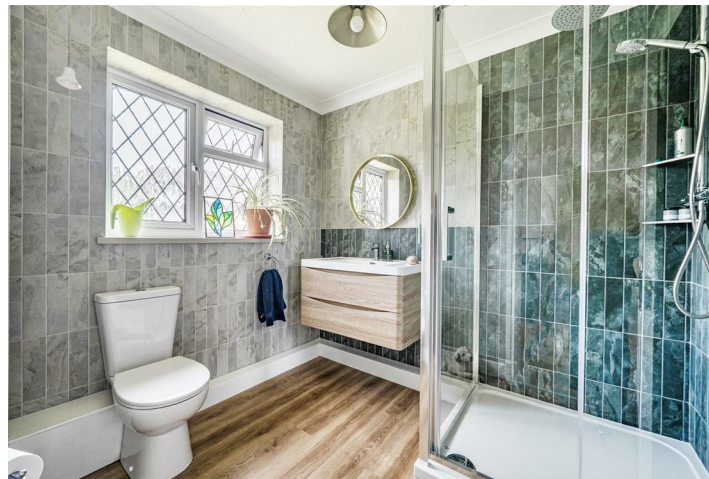




38, Almond Close,
Wokingham,
Berkshire, RG41 4UU

£900,000 Freehold



This smartly presented, five bedroom detached family home is set in a quiet cul-de-sac location on the popular Elizabeth Park development in Barkham. The ground floor accommodation comprises an entrance hall, dual aspect living room with log burner, and a spacious kitchen/dining room which overlooks the private, landscaped, south facing rear garden. This floor also includes a generous family room with an en suite wet room, a cloakroom, a utility room, and a study. On the first floor are five bedrooms, including two with en suite facilities, and a family bathroom. The property also benefits from a Zappi EV charging point, a private rear garden, ample driveway parking, an integral double garage, and South facing solar panels with battery storage.

- Versatile family home
- Desirable cul de sac location
- Spacious living room
- Over 2400 sq ft of space
- Annexe potential
- South facing garden

The private, well maintained south facing rear garden is laid to lawn, enclosed by mature hedges and well stocked shrub borders. There is a generous area of Indian sandstone patio across the rear of the house with a small pond and a bank of well maintained conifers trees which create privacy along the rear boundary. Gated side access leads to the front garden which is laid to lawn with mature trees and a block paved driveway which provides parking for two large vehicles.

Almond Close is situated off Bearwood Road and forms part of the Elizabeth Park development. The estate is situated in Barkham and comprises an attractive mix of mostly 3 and 4 bedroom homes; bordered by woodland and a park it is approximately 1½ miles from the train station. There is access to both Reading and Camberley via the A327 and the A329(M)/M4 can be reached via Winnersh.

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





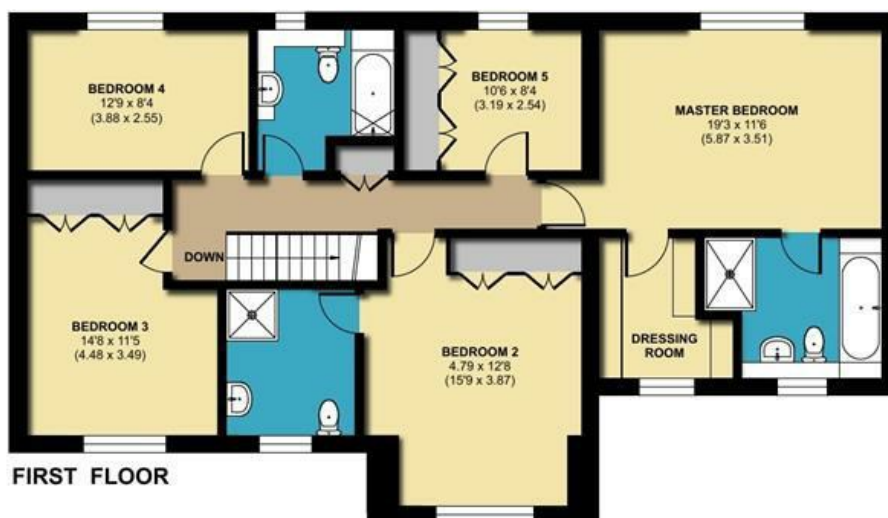
Almond Close, Wokingham

Approximate Area = 2247 sq ft / 208.7 sq m

Garage = 206 sq ft / 19.1 sq m

Total = 2453 sq ft / 227.8 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: 1467553

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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.

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