



45, Carina Drive
Wokingham
Berkshire, RG40 1BF

£425,000 Freehold



Brought to the market with no onward chain, this well presented two bedroom terraced house is situated on the popular Carillons development to the east of Wokingham town centre. The ground floor accommodation comprises cloakroom, living room and kitchen/diner with access to the rear garden. On the first floor are two bedrooms, including master bedroom with en suite shower room, and a family bathroom. Further features include uPVC double glazed windows and doors, gas central heating and two allocated parking spaces.

- No onward chain
- Spacious living room
- Kitchen/diner
- Popular Carillons development
- En suite shower room
- Two allocated parking spaces

To the front is a small area of shrubs with a courtesy path to the front door. The rear garden is enclosed by wooden fencing, laid to lawn with an area of patio across the back of the house. A pathway leads to the rear of the plot where there is a wooden shed and gated access to two allocated parking spaces. NB: This is information will need to be verify through your solicitor, as part of the conveyancing process.

Carina Drive is part of the sought after Carillons development built by Bellway Homes and situated approximately one mile east of Wokingham town centre. The area has proved to be extremely popular because of the excellent road links to the A329(M) and M4 motorway.

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

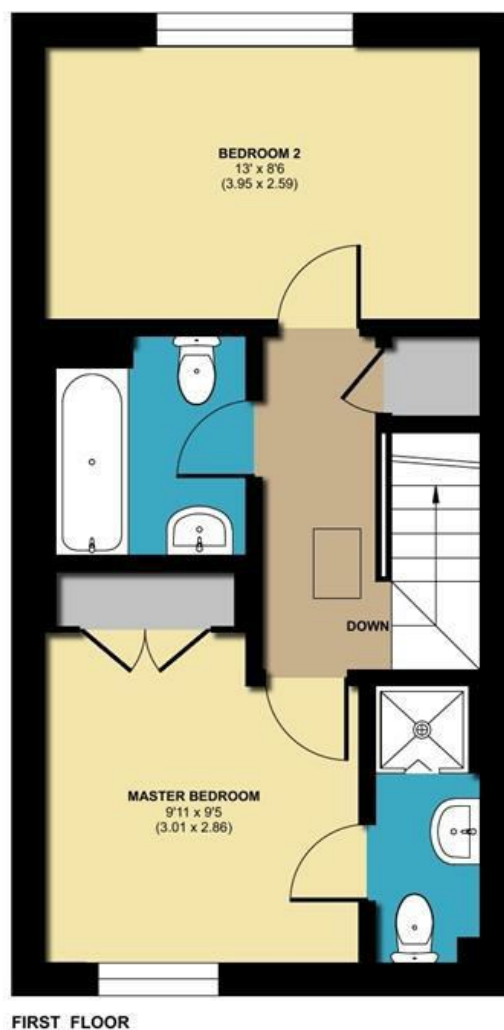
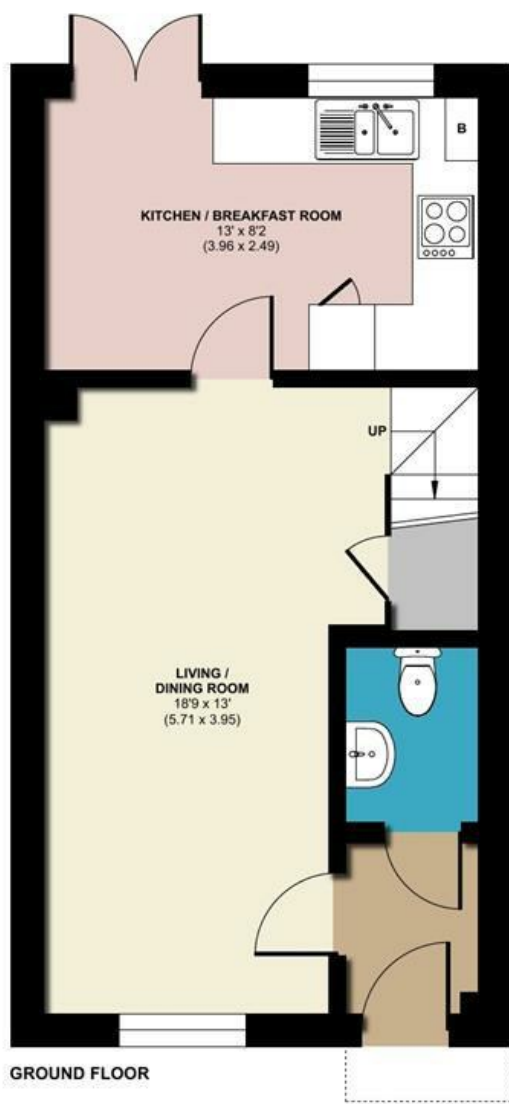




Carina Drive, Wokingham

Approximate Area = 714 sq ft / 66.3 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: 1424563

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

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MH
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