MICHAEL HARDY
SALES & LETTING

15, Sorrel Close,
Wokingham,
Berkshire, RG40 5YA

OIEO £575,000 Freehold

An attractive four bedroom detached family home situated in the popular Sorrel Close. The property offers well proportioned and versatile accommodation arranged over two floors, including a spacious living room, separate dining room, kitchen, utility room and a cloakroom. Upstairs are four bedrooms, with the principal bedroom benefiting from an en suite, together with a family bathroom. Externally, the property enjoys a particularly attractive position with a landscaped rear garden, generous patio and established planting, alongside driveway parking and an integral garage. Offered to the market with no onward chain, this is an excellent opportunity for families looking for a well located detached home with scope to make their own.

- Four bedroom detached family home
- Kitchen, utility room & cloakroom
- Scope for improvement
- Separate living and dining rooms
- Principal bedroom with en suite
- Driveway, integral garage & no onward chain

The property has an attractive approach, with a neat front garden featuring established planting and a paved pathway leading to the enclosed entrance porch. A driveway provides off street parking and leads to the garage. The rear garden is a real feature of the property, having been thoughtfully landscaped to create a and private outdoor space with hedging and a variety of mature shrubs and trees. giving the garden a wonderfully established feel. A paved patio runs across the rear of the property and extends into the garden, providing several areas for outdoor seating and entertaining.

Sorrel Close is situated in a popular residential area of Wokingham, offering a peaceful family setting with convenient access to the town centre. Wokingham boasts a good range of independent shops, cafés, restaurants, bars and everyday services, together with its popular market. The area is well suited to families, with a choice of primary and secondary schools within the wider town, subject to catchment and admission criteria, as well as numerous parks, playing fields and open spaces for recreation. Wokingham railway station provides regular services to Reading and London, while the M4 offers easy access to Reading, Bracknell and the wider Thames Valley. These excellent amenities, green spaces and transport links make Wokingham a sought-after location for families and professionals.

NB: The photographs were taken in 2019 and may not accurately reflect the property's current condition, appearance or presentation.

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

Floorplan

Sorrel Close, Wokingham

Approximate Area = 1192 sq ft / 110.7 sq m
Garage = 147 sq ft / 13.6 sq m
Outbuilding = 42 sq ft / 3.9 sq m
Total = 1381 sq ft / 128.2 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: 1516447

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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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