MICHAEL HARDY
SALES & LETTING

32, Diamond Jubilee Way,
Wokingham,
Berkshire, RG40 5AP

£585,000 Freehold

This spacious, well presented three bedroom semi-detached family home is situated in the popular Mulberry Grove development close to local schools, shops and parkland. The accommodation comprises entrance hall, spacious dual aspect living room, kitchen/dining room with French doors to the garden and a cloakroom. On the first floor there is a master with en suite, two further bedrooms with fitted wardrobes and a family bathroom. The property also benefits from a south facing rear garden, a garage which has been converted into a gym and driveway parking to the front.

- Spacious dual aspect living room
- Kitchen/dining room
- Converted garage/gym
- Over 1400 square feet
- Master bedroom with en suite
- Close to local schools

The rear garden is enclosed by wooden fencing and mature trees, laid mainly to lawn with artificial grass and some shrub borders with a generous area of patio at the rear of the house. There is a water feature with outside lighting and a single garage which has been converted into a gym and bike store with lighting and power.

Mulberry Grove is one of the more recent developments in Wokingham to the North of the town. Built by Crest Nicholson, the development comprises of an attractive range of properties and, in our opinion, of a high build quality. Good local schools are available at all levels and the location provides easy access to the A329(M) and M4 as well as being within walking distance to the town centre.

There is an annual estate charge of c.£300.00 which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

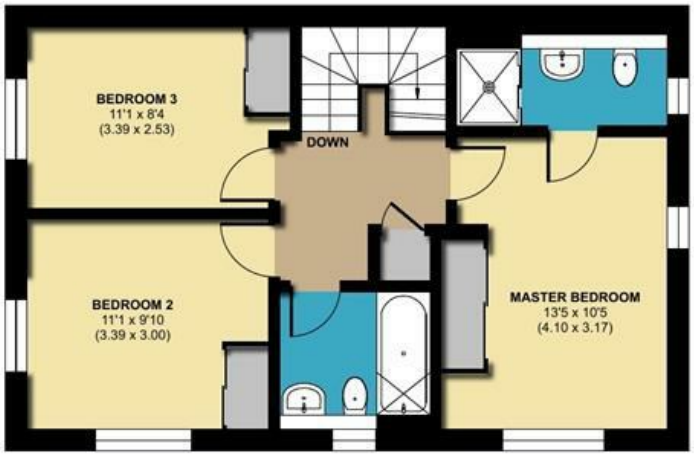
Council Tax Band: C
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

BOSCH

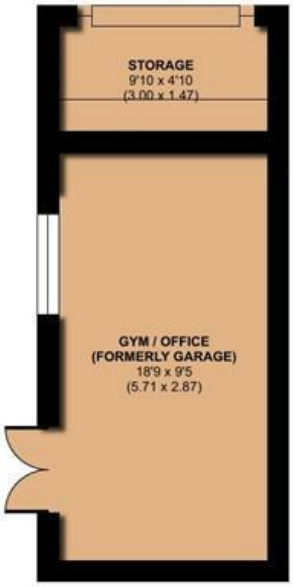
Floorplan

Diamond Jubilee Way, Wokingham

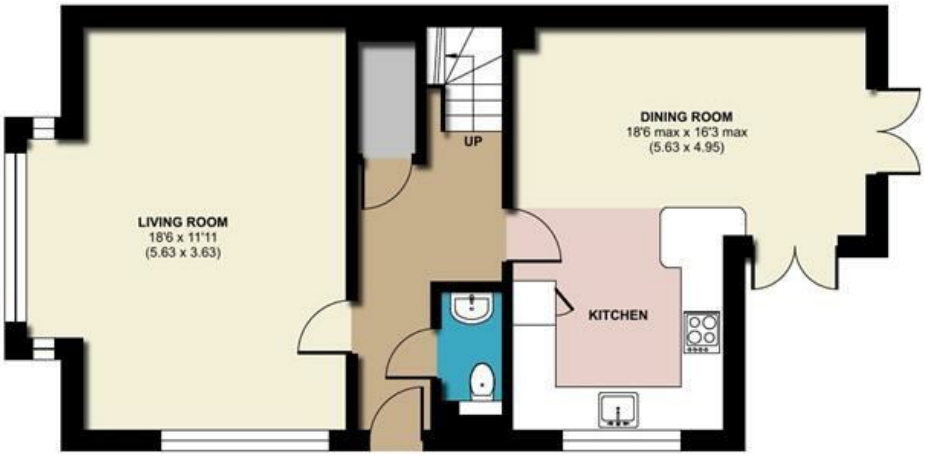
Approximate Area = 1176 sq ft / 109.2 sq m
Outbuildings = 225 sq ft / 20.9 sq m
Total = 1401 sq ft / 130.1 sq m
For identification only - Not to scale



FIRST FLOOR



OUTBUILDINGS 1 / 2



GROUND FLOOR

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: 1433744

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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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