



6, Minster Grove,  
Wokingham,  
Berkshire, RG41 2AP

**£635,000 Freehold**



This well presented, four bedroom semi detached house is situated in a quiet cul-de-sac within walking distance of Wokingham train station and the town centre. The accommodation comprises an entrance hall, a living/dining room with French doors leading onto the private rear garden, a stylish fitted kitchen, and a cloakroom. On the first floor, there are four bedrooms, including a master bedroom with an ensuite, and a family bathroom. Outside, there is a west facing rear garden and an integral garage with driveway parking at the front.

- Over 1300 sq ft of space
- Smartly fitted kitchen
- West facing rear garden
- Spacious living/dining room
- Master bedroom with en suite
- Close to local schools and shops

The private, south west facing rear garden is enclosed by wooden fencing and laid mainly to lawn with mature shrub and plant borders. There is a patio area across the rear of the house with outside lighting and gated side access leading to the front driveway, which offers parking for one large vehicle. There is also an integral single garage with light and power.

Minster Grove is a cul-de-sac of properties built by the highly regarded Bellway Homes. The close features an area of lawn to the side with ample parking. Minster Grove is about a 10 minute walk from Wokingham train station and is ideally situated for families, with several well regarded local schools nearby, Windmill Primary School, Emmbrook Infant School, St Paul's C of E Junior School and Walter Infant School as well as The Holt School and The Emmbrook School for secondary education.

There is an annual estate charge of c.£642.48 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: E  
 Local Authority: Wokingham Borough Council  
 Energy Performance Rating: C





## Minster Grove, Wokingham

Denotes restricted  
head height

Approximate Area = 1146 sq ft / 106.4 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Garage = 194 sq ft / 18 sq m

Total = 1360 sq ft / 126.2 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: 1454969

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