



8, Pinecroft Road  
Wokingham  
Berkshire, RG41 4AL

**Asking Price £650,000 Freehold**





This extended four bedroom link detached family home is situated in a desirable cul de sac location close to Evencons School and parkland. The accommodation comprises spacious living room, dining room, re-fitted kitchen with utility room and a family room which overlooks the rear garden. There are four generous first floor bedrooms and a re-fitted family bathroom.

- Smartly fitted kitchen
- Four generous bedrooms
- South West facing garden
- Ground floor shower room
- Family room
- Desirable location

Outside, the South West facing rear garden is laid mainly to lawn, enclosed by wooden fencing with mature well stocked shrub borders and an area of patio across the rear with gated side access to the front. The front driveway provides parking for two cars in tandem. The garage has partially been converted with light and power. The front garden is laid to lawn with outside lighting.

The property is located within a small development of three and four bedroom homes in a highly desirable residential area. Attractive walking routes are available around the nearby Sand Martins Golf Course and Wokingham town centre is approximately a mile to the north. Wokingham train station and the A329(M)/M4 are both easily accessible, offering excellent transport links. A range of popular schools are also situated nearby.

Council Tax Band: E (Subject to change)  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: E







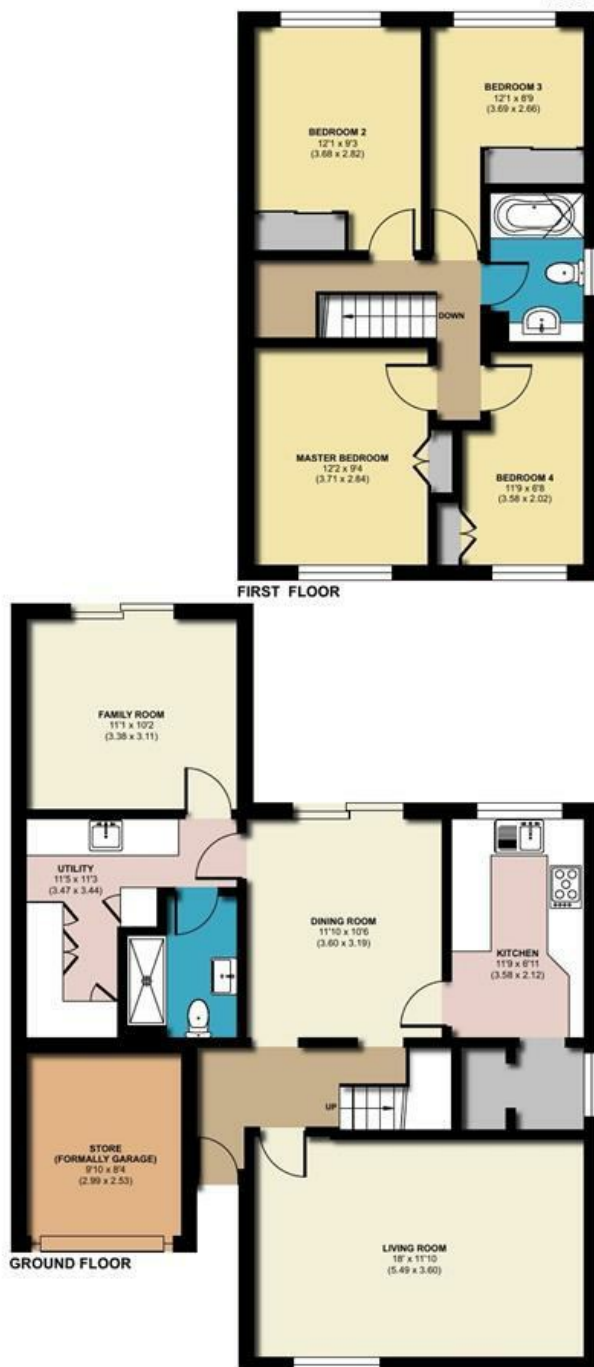
## Pinecroft Road, Wokingham

Approximate Area = 1352 sq ft / 125.6 sq m

Garage = 81 sq ft / 7.5 sq m

Total = 1433 sq ft / 133.1 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 2025. Produced for Michael Hardy. REF: 1284045

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

0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk)

*Michael Hardy*  
**MICHAEL HARDY**  
SALES & LETTING

Crowthorne Sales,  
28 Dukes Ride, Crowthorne,  
Berkshire RG45 6LT

01344 779999

[crowthorne@michael-hardy.co.uk](mailto:crowthorne@michael-hardy.co.uk)

[www.michael-hardy.co.uk](http://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