



**9 MARTINS DRIVE, WOKINGHAM, BERKSHIRE, RG41 1NY
OFFERS IN EXCESS OF £1,395,000 FREEHOLD**

**SET IN A QUIET CUL-DE-SAC LOCATION, THIS IMMACULATELY
PRESENTED FOUR BEDROOM FAMILY HOME IS CONVENIENTLY
LOCATED FOR WOKINGHAM TOWN CENTRE, TRAIN STATION AND
LOCAL HIGHLY REGARDED SCHOOLS.**

Winkworth

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DESCRIPTION:

A welcoming hallway connects the ground floor accommodation of three reception rooms and an impressive kitchen/breakfast room, with stairs leading to the four bedrooms, this is truly a well-proportioned property.

The triple aspect living room is of a fantastic size with a bay window to the front and double doors leading out to the truly magnificent garden. The kitchen has ample storage and work space with a breakfast area and access through to the utility room, which has a secondary entrance door. Rounding off the ground floor accommodation is an office, a formal dining room, which could also be utilised as a playroom, the downstairs cloakroom, a double garage and a workshop.

You are greeted on the first floor by a wonderfully light landing leading you through to the bedrooms. The master bedroom enjoys built-in wardrobes and an en suite bathroom, there are three further bedrooms, two of which have built-in wardrobes, and a family bathroom.

Sitting on a plot of $\frac{1}{4}$ of an acre, the real wow factor of this property is the garden. There is an elevated decking area with commanding view across the expanse of lawn of this large, private rear garden which captures the sun throughout the day. To the front there is a lovely lawned area as well as ample driveway parking for multiple vehicles.

Ticking all the boxes, with its fantastic location, ample family accommodation and stunning garden, this property is ready to move into and is not to be missed!

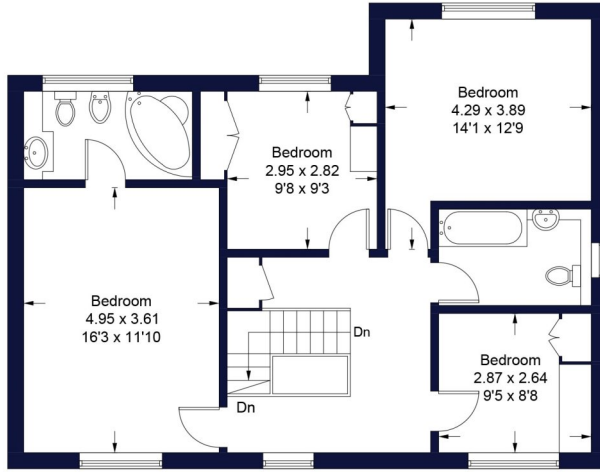
AT A GLANCE

- Plot of Approximately 1/4 acre
- Wonderful Rear Garden
- Highly Desirable Wokingham Location
- 4 Bedroom Link Detached Property
- Driveway Parking for Ample Vehicles and a Double Garage
- Mains Gas, Electric, Water and Sewage
- Gas Central Heating
- Mobile Coverage for EE, Three, Vodaphone & O2
- Ultrafast Broadband 1000 Mbps
- Great Satellite / Fibre TV Availability

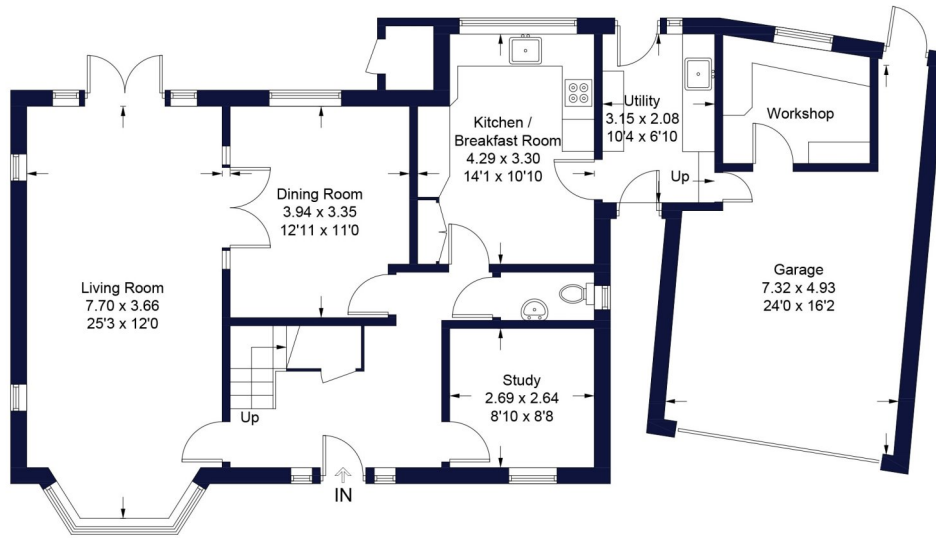


Martins Drive

Approximate Gross Internal Area Total = 192.0 sq m / 2067 sq ft
(Including Garage & Workshop)



First Floor
Sq m 76.6 / Sq ft 825



Ground Floor
Sq m 115.4 / Sq ft 1242
(Including Garage & Workshop)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID 897716)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

