



Sarum Crescent | | Wokingham | RG40 1XF

£500,000

*Waterfords* W  
Residential Sales & Lettings

Sarum Crescent |  
Wokingham | RG40 1XF  
£500,000

An extended four-bedroom, two-bathroom family home on the outskirts of the town centre, benefiting from a utility room, downstairs cloakroom, garage, and driveway.

- Sought after location
- 2 reception rooms
- Downstairs cloakroom
- Family bathroom and ensuite
- 4 bedrooms
- Re fitted Kitchen
- Utility room
- Parking & garage

## Location

Sarum Crescent is a popular, family-friendly area, benefiting from school catchments for All Saints Primary School, together with a shared secondary school catchment for Emmbrook, Forest, Holt, and St. Crispin's. Wokingham mainline railway station provides services on the Reading-Waterloo line, while the nearby Coppid Beech roundabout and flyover offer easy access to the M3 and M4 motorways. A wide range of amenities is also conveniently located close by.



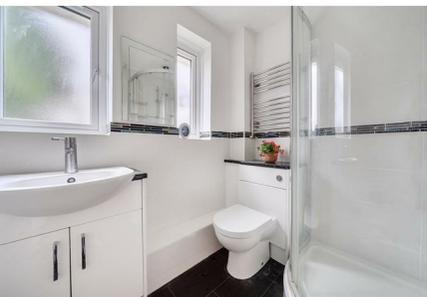


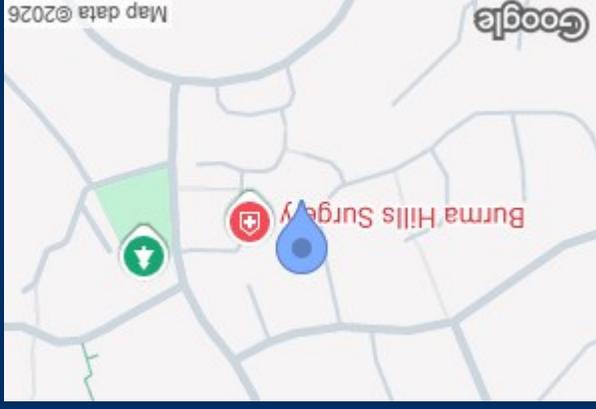
## Description

Situated in a popular and sought-after location on the outskirts of Wokingham town centre, and offering easy access to local amenities and Wokingham mainline railway station, this well-presented family home provides well-balanced accommodation over two floors. The ground floor comprises a good-sized living room, dining room, kitchen/breakfast room, and cloakroom, while the first floor offers four generously sized bedrooms and a family bathroom. To the rear of the property is a private, enclosed garden, and to the front there is a garage and off-road parking. The vendor has carried out many improvements to the property including new windows and new boiler in 2023 and a new roof and French doors in 2022.

## Outside

To the front of the property is an open-plan garden laid to lawn, with a driveway providing off-road parking and leading to the integral garage with a single up-and-over door. The rear garden offers a further expanse of lawn and is enclosed by close-board panelled fencing, complemented by established shrub borders.

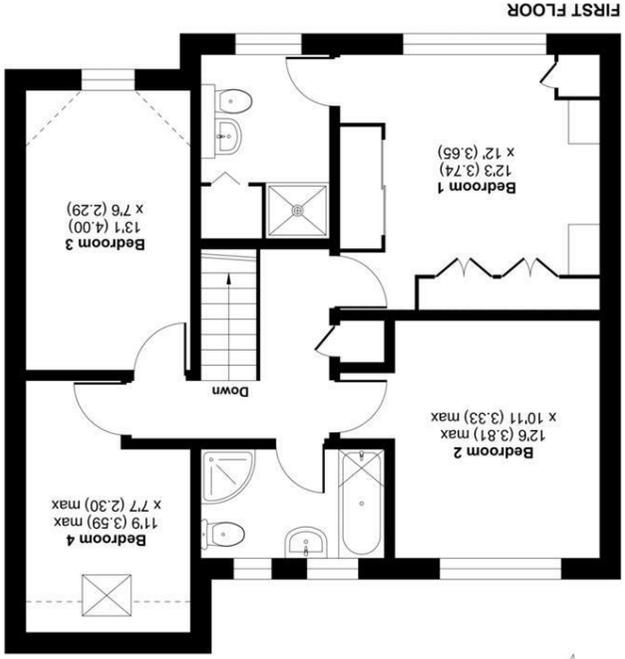
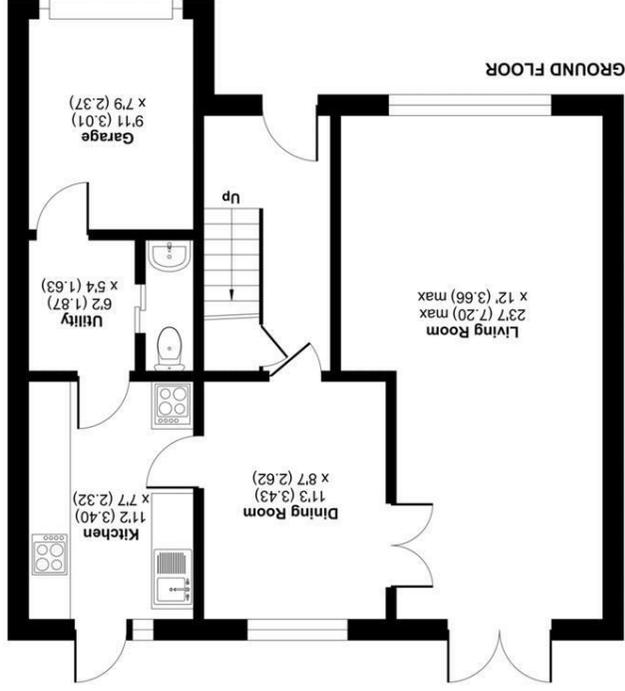




## Sarum Crescent, Wokingham, RG40

Approximate Area = 1227 sq ft / 113.9 sq m  
 Limited Use Area(s) = 18 sq ft / 1.6 sq m  
 Garage = 77 sq ft / 7.1 sq m  
 Total = 1322 sq ft / 122.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential).  
 Incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025.  
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Energy Efficiency Rating	
Current	Potential
75	81

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-45)
C	(46-60)
B	(61-81)
A	(82 points)
Very energy efficient - lower running costs	

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