

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



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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

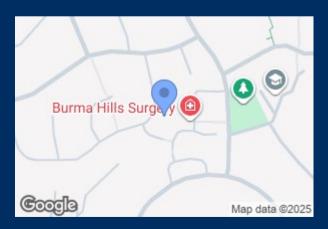
Situated in a popular and sought-after location on the outskirts of Wokingham town centre, and offering easy access to local amenities and Wokingham mainline railway station, this well-presented family home provides well-balanced accommodation over two floors. The ground floor comprises a good-sized 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.



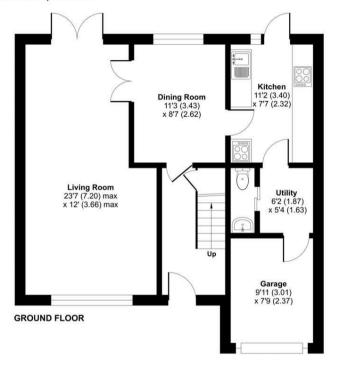




Sarum Crescent, Wokingham, RG40

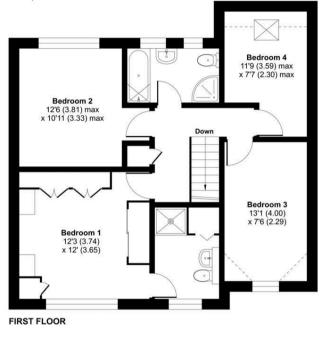
Approximate Area = 1227 sq ft / 113.9 sq m Limited Use Area(s) = 18 sq ft / 1.6 sq m Garage = 77 sq ft / 7.1 sq m Total = 1322 sq ft / 122.6 sq m

For identification only - Not to scale



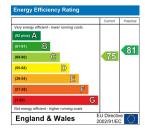


Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Waterfords. REF: 1389171





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