



11 FROG HALL DRIVE, WOKINGHAM, BERKSHIRE, RG40 2LE
£1,000,000 FREEHOLD

SITUATED IN ONE OF WOKINGHAM'S MOST SOUGHT AFTER ROADS IS THIS EXTENDED 5 BEDROOM DETACHED FAMILY HOME ON A PLOT IN EXCESS OF A ¼ OF AN ACRE.

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DESCRIPTION:

This well presented home has a good size reception hall, a front aspect family room with stone fire surround and feature log burning stove, an open plan lounge/dining room overlooking the rear garden with double doors to the kitchen breakfast room. The kitchen itself is fitted in light oak fronted units with a range of integrated appliances and granite worktops. There also a utility room with side access and separate cloakroom. The ground floor guest bedroom has the added advantage of its own access and ensuite shower room but could easily be used as another reception room if required.

Upstairs there are 4 further double bedrooms, the master with air conditioning an ensuite bathroom and a range of fitted wardrobes. Bedroom three also has fitted wardrobes and the family bathroom completes the accommodation. Air conditioning is also available in the lounge/dining room and the tiled bathrooms have electric underfloor heating.

Undoubtably one of the features of this home is the garden with the whole plot in excess of a ¼ of an acre. The front has been blocked paved to provide off road parking for upto four cars and the private rear garden has a full width stone patio with covered seating area and expansive lawn beyond. Part way down the garden is a timber summer house and further storage she to the rear and side of the property.

As previously mentioned, Frog Hall Drive is one of the most popular roads in Wokingham due to its pretty tree lined road and being located within walking distance of Wokingham town centre with its many bars, shops and restaurants and is within the catchment of St. Crispin's School. Local shops and transport amenities are also close by, whilst the A329M and M4 are both within a short drive.

AT A GLANCE

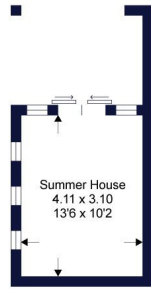
- Sought after location
- Extended family home
- 5 double bedrooms
- Air conditioning in two rooms
- large 0.26 acre plot
- Driveway parking for 4 cars
- Council tax band G Wokingham
- Ultrafast broad band 1000 Mbps
- Mobile coverage EE, Three, O2 and Vodafone
- Satellite/Fibre TV Available BT, Sky and Virgin



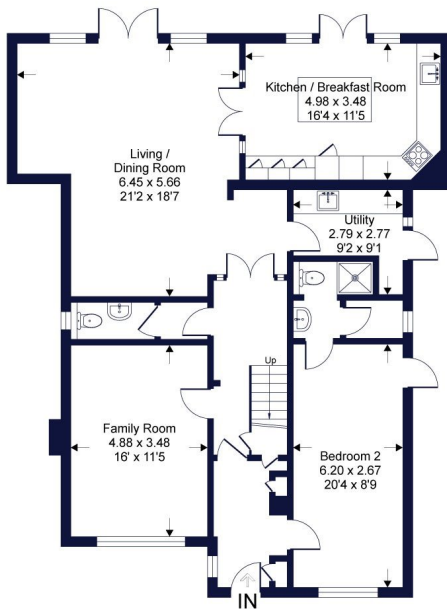
Froghall Drive



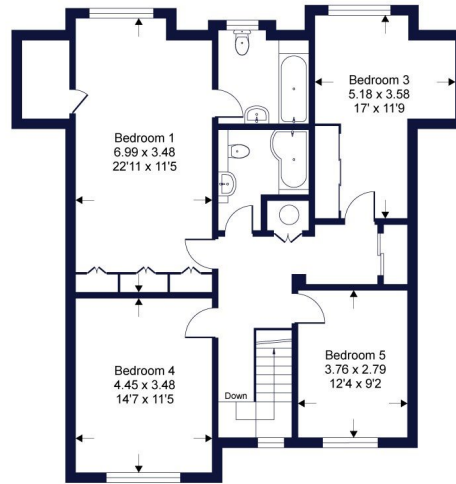
Approximate Gross Internal Area = 217.5 sq m / 2342 sq ft
 Approximate Garage Internal Area = 12.7 sq m / 137 sq ft
 Approximate Total Internal Area = 230.2 sq m / 2479 sq ft
 (excludes restricted head height)



Garage = 12.7 sqm / 137 sqft



Ground Floor = 1296 sqm / 120.4 sqft



First Floor = 97.1 sqm / 1046 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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