



20 FROG HALL DRIVE, WOKINGHAM, BERKSHIRE, RG40 2LF
£875,000 FREEHOLD

SITUATED ON ONE OF THE MOST SOUGHT-AFTER ROADS IN WOKINGHAM ON A PLOT OF APPROXIMATELY ¼ ACRE IS THIS EXTENDED THREE/FOUR BEDROOM DETACHED FAMILY HOME AND OFFERS FURTHER POTENTIAL FOR EXTENSION, SUBJECT TO THE USUAL CONSENTS.

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DESCRIPTION:

Situated on one of the most sought-after roads in Wokingham on a plot of approximately $\frac{1}{4}$ acre is this extended three/four bedroom detached family home and offers further potential for extension, subject to the usual consents.

You enter this beautiful property into a welcoming entrance hall which offers a view through the kitchen into the stunning private gardens beyond. Leading off this spacious hallway is bedroom four/study, living room and kitchen. The kitchen has been cleverly designed to bring the garden to you with its large windows providing uninterrupted views over the expanse of lawn and shrubbery. Off the kitchen you'll find the dining room to one side and conservatory to the other. Rounding off the ground floor accommodation is the single garage and down stairs shower room. On the first floor, there are 3 double bedrooms with build in storage and a family bathroom.

The real wow factor of this property is the outside space. To the front of the property there is driveway parking for several cars leading to an integral garage. To the rear is a large, private garden encased by beautiful mature shrubbery with a patio area providing excellent space for entertaining or alfresco dining.

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

- No through road
- 3/4 bedroom family home
- $\frac{1}{4}$ acre plot
- Scope for extension subject to planning
- Sought after school catchments.
- Council tax band F Wokingham
- Ultrafast broad band available
- Satellite / Fibre TV BT, Sky, Virgin
- Mobile coverage EE, Vodafone, Three and O2
- Mains gas, electric and water



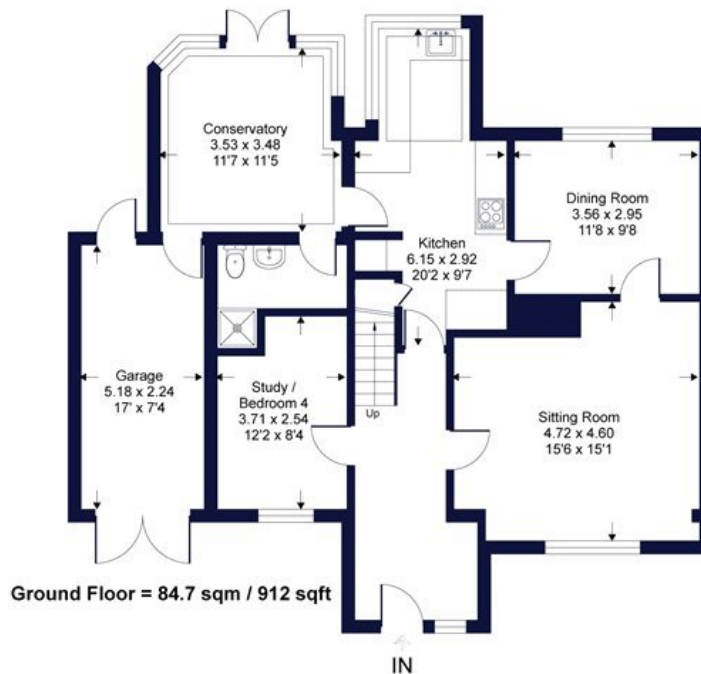
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Approximate Gross Internal Area = 139.4 sq m / 1501 sq ft
Approximate Garage Internal Area = 11.9 sq m / 129 sq ft
Approximate Total Internal Area = 151.3 sq m / 1630 sq ft



First Floor = 54.7 sqm / 589 sqft



Ground Floor = 84.7 sqm / 912 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.

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