



10 BISHOPS DRIVE, WOKINGHAM, BERKSHIRE, RG40 1WA
OIE £833,000 FREEHOLD

**LOCATED IN THE POPULAR GLEBE PARK DEVELOPMENT, THIS
IMMACULATELY PRESENTED FOUR BEDROOM DETACHED
FAMILY HOME.**

Winkworth

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

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DESCRIPTION:

Situated in a sought after location within walking distance of the town centre and station, this well presented and extended family home is not to be missed. On the ground floor is a reception hall, study, dining room, dual aspect living room with feature fireplace leading to the conservatory, refitted kitchen/breakfast room and utility room, On the first floor are four family bedrooms, refitted en suite to master bedroom and further refitted family bathroom. The property is presented in immaculate order throughout and benefits from replacement double glazed windows and radiator central heating.

The gardens have been landscaped to provide a pleasant entertaining area being fully enclosed and private with mature flowers and shrubs. A driveway to the front provides off road parking for several cars and leads to a double garage with two single up and over doors, light and power.(the garage has been partly converted into a workshop and store but could easily be reinstated if required)

The thriving market town of Wokingham is approximately a 10 minute stroll from here with an eclectic range of shops, restaurants, bars, supermarkets and much more. Further comprehensive facilities are available at nearby Reading and Bracknell. The area boasts some of the country's best schools and enjoys excellent leisure facilities including the award-winning Nirvana Spa and Bearwood Lakes Golf Club. For the commuter, both the M3 and M4 motorways are easily accessible and Wokingham train station provides direct services to London Waterloo, Gatwick Airport, Guildford and Reading.

AT A GLANCE

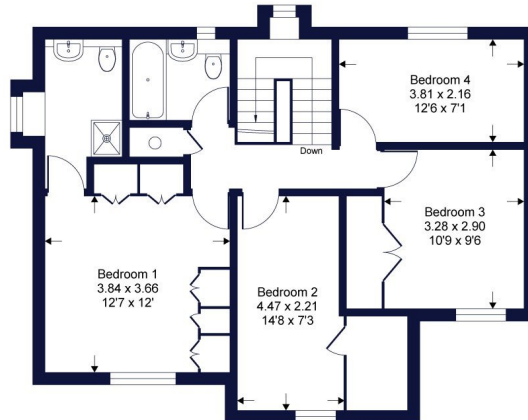
- Popular Glebe Park location
- 4 Bedrooms and 3 reception rooms
- Refitted kitchen breakfast room
- Refitted ensuite and family bathroom
- Landscaped garden
- No chain
- Council tax band F Wokingham
- Satellite/Fibre TV Available with BT, Sky & Virgin
- Broadband ultrafast 1000Mbps
- All mains services



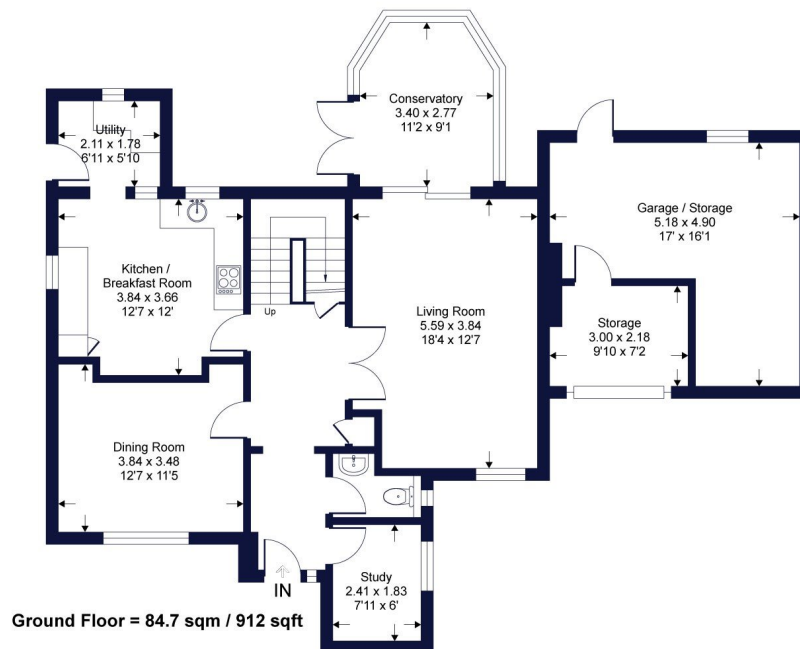
Bishops Drive

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Approximate Gross Internal Area = 153.6 sq m / 1654 sq ft
Approximate Garage Internal Area = 26.1 sq m / 282 sq ft
Approximate Total Internal Area = 179.7 sq m / 1936 sq ft



First Floor = 68.9 sqm / 742 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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