



**5 DREW CRESCENT, WOKINGHAM, BERKSHIRE, RG40 1GD**  
**£850,000 FREEHOLD**

**A SUPERBLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME  
 LOCATED IN A QUIET, MODERN CUL-DE-SAC OVERLOOKING GREEN  
 SPACE.**

**Winkworth**

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#### DESCRIPTION:

This four bedroom detached family home is set towards the end of the road overlooking green space. The property was the former show home for David Wilson homes and comes with a range of furnishings available by separate negotiation. (please ask agent for details) The ground floor comprises entrance hall, study, a kitchen/breakfast room with integrated appliances and patio doors out to the garden, play/dining room, a good sized living room, and a cloakroom. To the first floor there are four bedrooms with fantastic views from the front windows, en suite shower room to the master bedroom and a family bathroom. There is also a detached garage and driveway parking for two cars.

Wokingham is furnished with well-regarded schools and this particular home is close to both Floreat and St Crispins schools. Wokingham town centre is just a mile away and for those that commute by road, you can be on the A329m within a couple of minutes. The town centre also offers a varied selection of independent retail outlets as well as an array of coffee shops, bars, and restaurants. The property sits within a mile of Wokingham train station, offering direct links to Reading and London Waterloo.

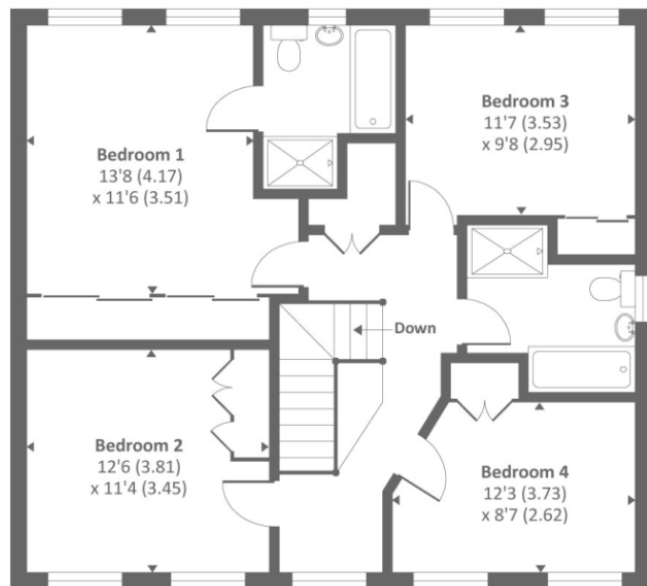
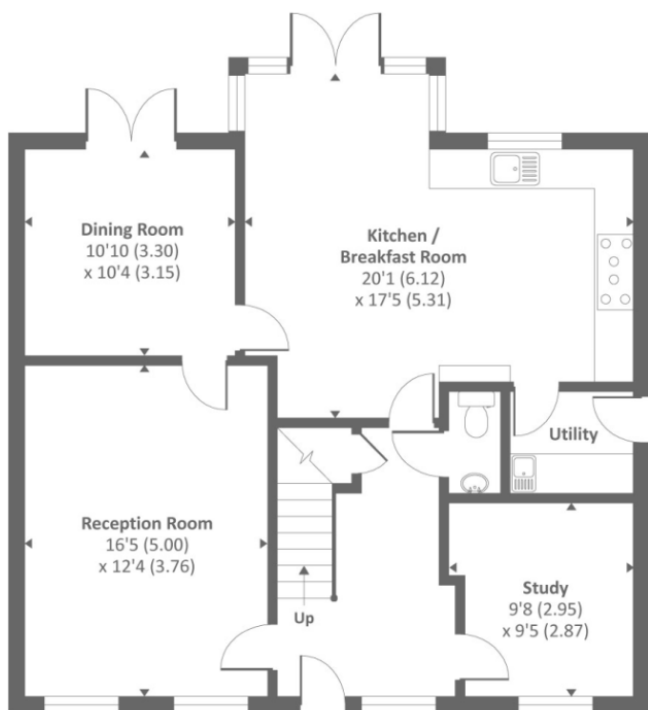
(please note these photos were taken before the current tenant moved in)

#### AT A GLANCE

- Overlooking green space
- Ex show home for David Wilson
- No Chain
- 4 double bedrooms
- 4 reception rooms
- Garage and parking
- Council tax band G Wokingham
- Ultrafast Broadband 1800Mbps
- Satellite / Fibre Tv available BT, Sky & Virgin
- Mobile coverage Vodafone, Three & O2







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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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