



14, Japonica Close, Wokingham,  
Berkshire, RG41 4XJ

**£925,000 Freehold**



This spacious four/five bedroom detached family home is set in a desirable cul de sac location on the popular Elizabeth Park development. The well presented accommodation comprises entrance hall, dual aspect living room with adjoining dining room, impressive kitchen/family room overlooking the well stocked rear garden, study and utility room. There are four/five first floor bedrooms including a master suite with ensuite bathroom and walk in wardrobe. There is ample driveway parking at the front and an integral double garage.

- 2270 sq ft / 210.9 sq m (includes double garage)
- Living room with fireplace
- Close to woodland walks
- Kitchen/family room with vaulted ceiling
- Study and utility room





## Situation

Japonica Close forms part of the 'Turners Brothers' development on the highly regarded Elizabeth Park development. There is adjacent woodland and walks through countryside. The mainline station at Wokingham is approx 1.5 miles away. The Barkham Road links up with the A327, which leads to both Reading and Camberley. The A329(M)/M4 can be found via Winnersh.

## Outside

The well stocked south west facing rear garden is enclosed by wooden fencing, laid mainly to lawn with mature shrub borders and a raised patio with steps leading to the lawn. Gated side access leads to the front driveway which provides parking for several vehicles with an integral double garage that has light and power.

## Energy Performance Rating

D

## Council Tax Band

G

## Local Authority

Wokingham Borough Council

## Directions

Leave Wokingham out through Shute End and turn left into Station Road. Proceed over the level crossing onto the Barkham Road, after approximately a mile and a quarter turn right into Sandy Lane. Take the first turning left into The Woodlands, take the first left into Japonica Close, number 14 will be found in the right corner.



## Japonica Close, Wokingham

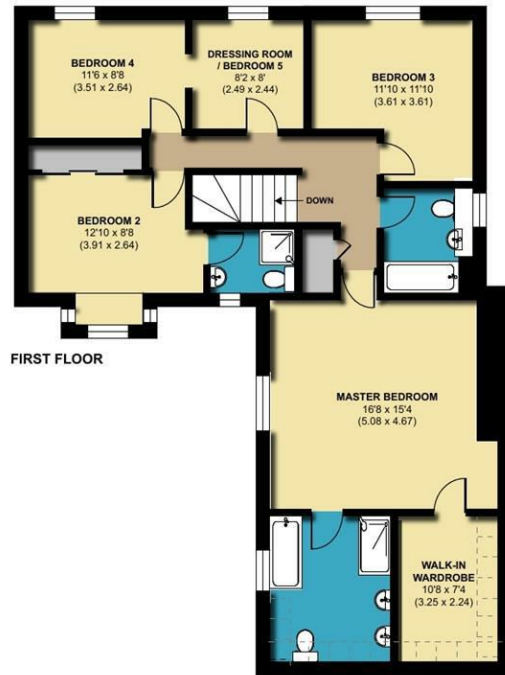
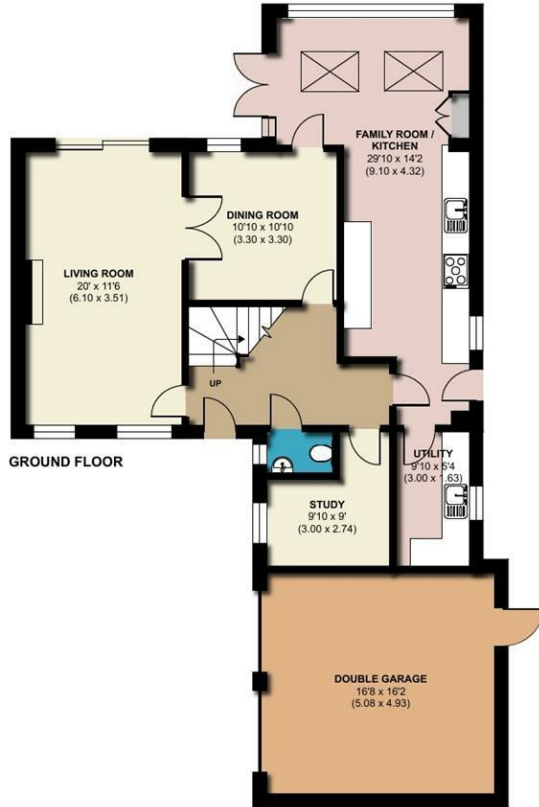
Approximate Area = 2270 sq ft / 210.9 sq m (includes double garage)

Limited Use Area(s) = 45 sq ft / 4.2 sq m

Total = 2315 sq ft / 215.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Michael Hardy. REF: 1081969

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor. Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303