



*Michael Hardy*  
MICHAEL HARDY  
ESTABLISHED 1974

28, Frog Hall Drive, Wokingham, Berkshire, RG40 2LF

£950,000  
Freehold



# Frog Hall Drive, Wokingham

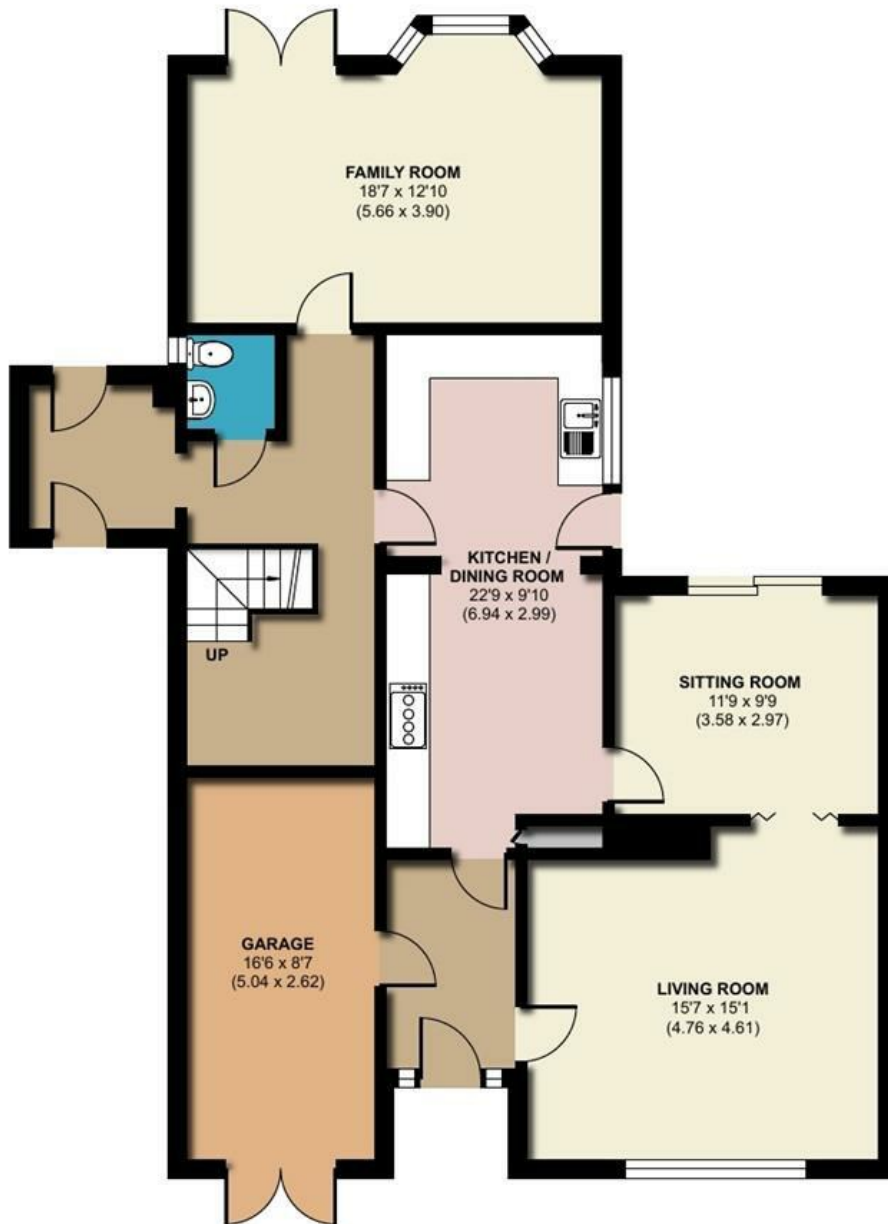
Approximate Area = 2388 sq ft / 221.8 sq m (includes attached garage)

Limited Use Area(s) = 231 sq ft / 21.4 sq m

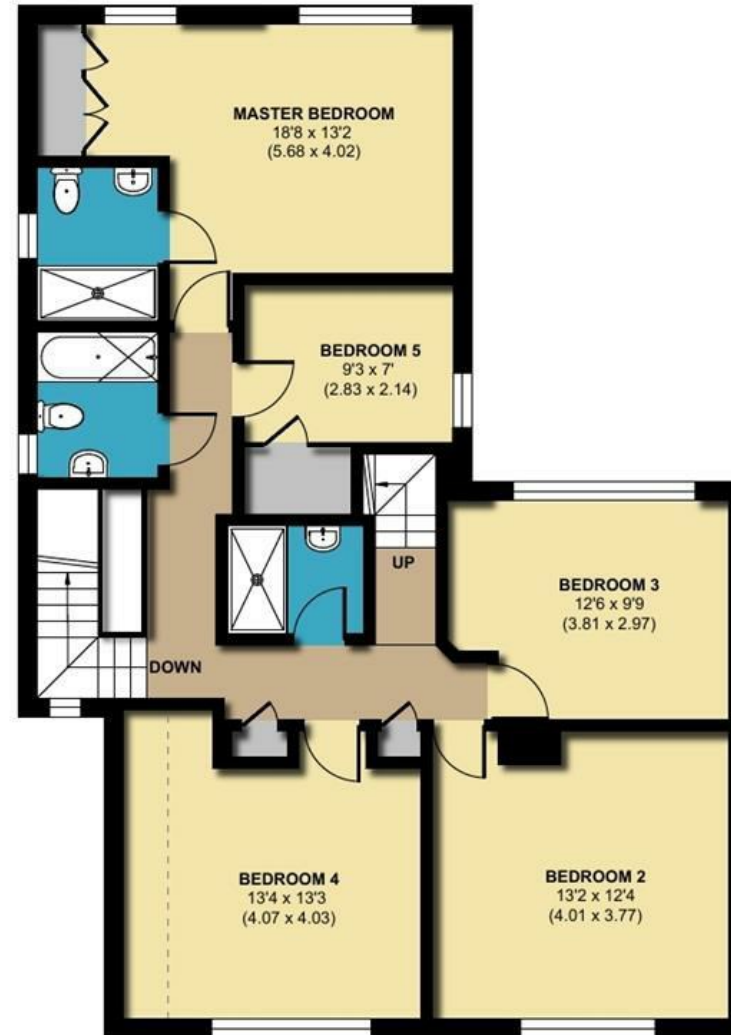
Total = 2619 sq ft / 243.2 sq m

For identification only - Not to scale

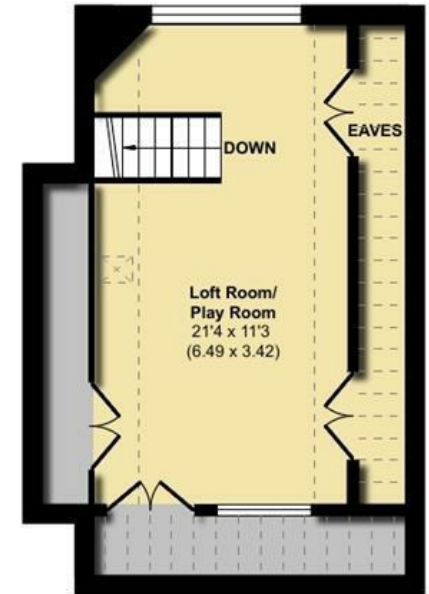
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





This spacious five-bedroom detached family home is set on a highly desirable road within easy walking distance of Wokingham town centre. The 1950s built house has been extended creating versatile accommodation comprising a spacious living room with an adjoining sitting room, cloakroom, kitchen/dining room and family room with French doors to the rear garden. There are five first-floor bedrooms including a master bedroom with en suite facilities, a separate shower room, a family bathroom and a spacious loft room. Outside there is a stunning east-facing rear garden with adjoining garage and driveway parking at the front.

- Over 2600 sq ft of living
- Family room overlooking garden
- Second floor playroom
- Master bedroom with ensuite
- Highly desirable location

#### **Situation**

Frog Hall Drive is a prestigious road located to the east of Wokingham town centre. The road is made up of mainly larger detached houses and bungalows and is ideally situated to provide easy access to the A329(M) and M4 as well as being within easy walking distance of local shops, infant, junior and secondary schools.

#### **Outside**

The east facing rear garden extends to 200 ft, laid mainly to lawn with mature hedge borders. There is a sun terrace towards the rear of the garden which has mature trees interspersed throughout with an area of patio across the rear of the house and gated side access leading to the front block paved driveway which provides parking for several vehicles. There is an adjoining garage which can be accessed from the entrance hall.

#### **Energy Performance Rating**

D

#### **Council Tax Band**

F (Subject to change)

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

Leave Wokingham on the London Road proceeding past St Crispin's school taking the second turning right into Frog Hall Drive where the property will be found on your left.





### Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

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### Crowthorne Sales

28 Dukes Ride,

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RG45 6LT

Tel: 01344 779 999

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Ref: 17914365 | Folio: A8534 | 4th March 2024

These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

**N.B.** Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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