



60, Acorn Drive
Wokingham
Berkshire, RG40 1EQ

£325,000 Leasehold



**** NO DOGS ALLOWED ****Offered to the market with no onward chain is this smartly presented and rarely available two bedroom end of terrace bungalow, suitable for residents over 55 year olds. The property comprises entrance hall, kitchen, spacious living/dining room, three piece shower room and two double bedrooms. There are well maintained communal gardens and ample parking for both residents and visitors interspersed throughout the development.

- No onward chain
- Fitted kitchen
- Walking distance to town
- Living/dining room with patio doors
- West facing patio area
- Desirable location on the development

A path leads to the front door which is bordered by areas of lawn and established borders. The property overlooks communal gardens at the rear with a small patio area accessed from the living room through a patio door.

The Acorn Drive retirement development is only suitable for over 55's and has proved to be extremely popular over the years due to its close proximity to Wokingham town centre and the fact that the development is interspersed with gardens situated in a quiet area to the north west of Wokingham town centre. There is a communal lounge/function room which hosts regular social events, afternoon teas and lunches.

Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: D

Leasehold information

Term: 99 yrs (New owners receive a new lease to 99 years on purchase)

Annual Service charge: c.£2,325.00

There is a resale fee of 1.2% plus Vat payable to the Home Group

NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

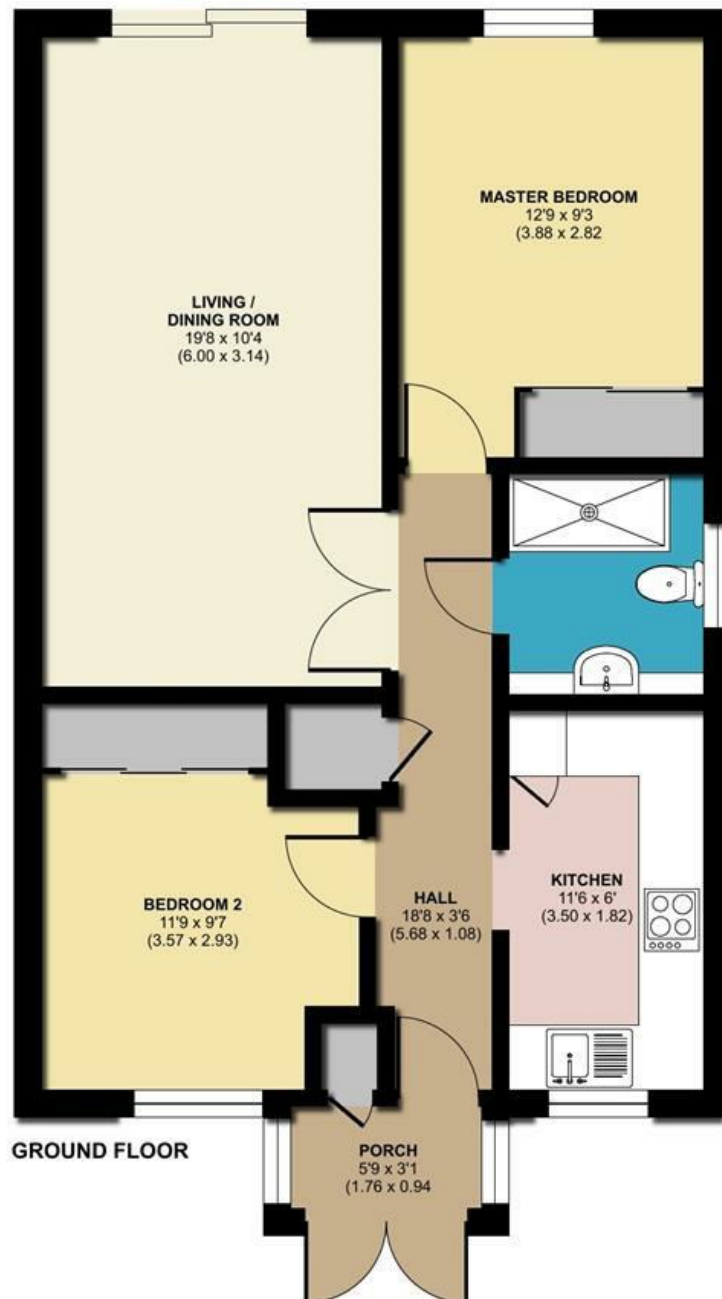




Acorn Drive, Wokingham

Approximate Area = 660 sq ft / 61.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1239240

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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, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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Ref: 18249878 | Folio: A4717 | 30th January 2005