



12, Draper Crescent  
Wokingham  
Berkshire, RG40 1GW

**OIEO £710,000 Freehold**





This beautifully presented four bedroom detached family home is set towards the end of the road overlooking the trees on Clay Lane. The property has been kept to a very high standard by the current owners and the ground floor comprises entrance hall, study, a kitchen/breakfast room with integrated appliances and patio doors out to the garden, play room, a large living room with bay window, 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.

- Study
- UPVC double glazing throughout
- 1593 sq ft / 148 sq m (includes detached garage)
- Utility room
- Garage and driveway parking
- Close to nearby countryside walks & good schools

The front is open plan with driveway parking for two vehicles and a single garage, with the remainder laid out as lawn and mature shrubs. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing.

Montague Park is a new development situated to the east of the town, off the London Road. The location is ideally placed for commuters needing access to the A329(M) and M4 motorways. Restaurants and pubs are within walking distance, along with the newly built Floreat Montague Park Junior School within the development.

Council Tax Band: F  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: B

There is an annual estate charge of c.£1.00. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

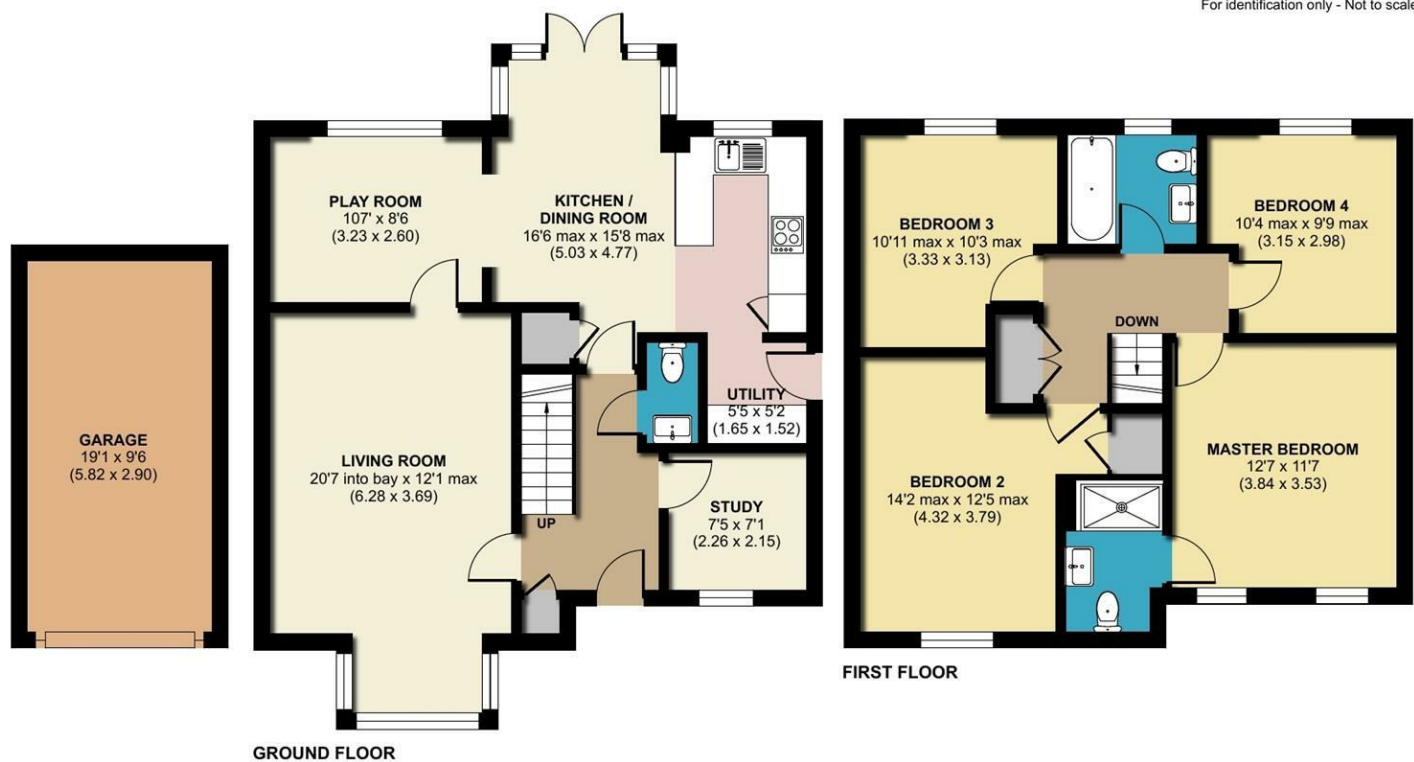






Draper Crescent, Wokingham

Approximate Area = 1411 sq ft / 131.1 sq m  
Garage = 182 sq ft / 16.9 sq m  
Total = 1593 sq ft / 148 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1102775

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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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