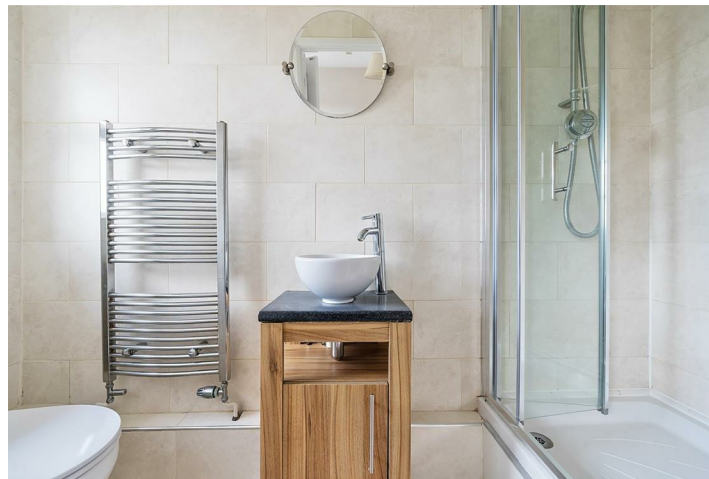




12, Quartz Close
Wokingham
Berkshire, RG41 3TS

£630,000 Freehold



This well-presented and spacious four-bedroom detached family home is situated in a quiet cul-de-sac on the edge of the popular Woosehill development. The accommodation comprises a living room that leads into the dining room, which features patio doors opening onto the rear garden, kitchen a cloakroom on the ground floor. There are four generously sized bedrooms, including a master bedroom with an en suite shower room, as well as a family bathroom. Outside, the property benefits from a beautifully landscaped rear garden, an integral garage, and ample driveway parking.

- Offered with no onward chain
- Dining room with patio doors to garden
- Close to schools
- Spacious living room
- Recently re decorated throughout
- Desirable cul de sac

The rear garden is fully enclosed by wooden fencing and is laid mainly to lawn, with flower beds and mature hedges. A patio spans the rear of the house, with gated side access leading to the front of the property. To the front, the driveway provides parking for two vehicles, alongside an open plan lawn area. The property also benefits from an integral single garage.

Quartz Close is part of the Woosehill development built in the early 1980s. Now a well established area, it offers a range of local amenities within easy walking distance. Wokingham train station is approximately one mile away, providing convenient transport links, while the A329(M) and M3 are easily accessible to the east of town. The area also boasts numerous scenic walks across open parkland surrounding the Emmbrook, located just beyond the spine road.

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





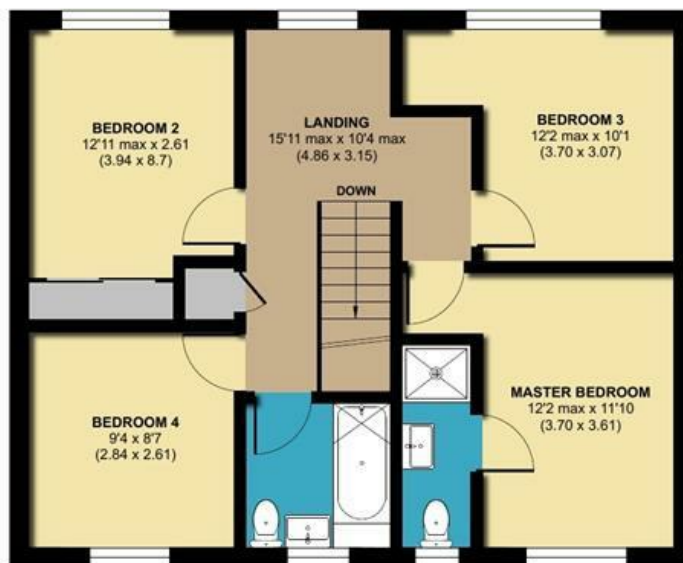
Quartz Close, Wokingham

Approximate Area = 1154 sq ft / 107.2 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1291 sq ft / 119.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1299111

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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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