



37, Frog Hall Drive
Wokingham
Berkshire, RG40 2LE

£1,200,000 Freehold



This spacious and well presented detached family home offers four/five large double bedrooms and is located on a highly desirable, tree-lined road within easy walking distance of Wokingham town centre. The 1950's built house has been extended and stylishly improved creating accommodation comprising entrance hall, cloakroom, smartly fitted kitchen leading into the impressive family/dining room which offers triple sliding patio doors overlooking the rear garden. There is a study/bedroom 5 and spacious living room with four first floor bedrooms including a master bedroom with ensuite shower room and updated family bathroom. Outside there is a beautiful west facing rear garden with adjoining garage and ample driveway parking at the front.

- Impressive light family/dining room
- 2100 Sq Ft of living
- Desirable tree lined location
- Four/five large double bedrooms
- Beautiful well stocked rear garden with pond
- Highly desirable location

Outside the private well stocked west facing rear garden is enclosed wooden fencing and mature hedge borders laid mainly to lawn with a generous patio across the rear and a variety of mature plants and shrubs set in deep borders with fruit trees interspersed, wooden pergola and a fish pond. There are vegetable patches, shed and greenhouse at the rear of the garden. Gated side access leads to the front drive which provides parking for several cars with an integral garage and store set behind hedge borders creating privacy at the front.

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.

Council Tax Band: F (Subject to change)
Local Authority: Wokingham Borough Council
Energy Performance Rating: D





Frog Hall Drive, Wokingham

Approximate Area = 1941 sq ft / 180.3 sq m (exclude bike store)

Limited Use Area(s) = 16 sq ft / 1.4 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 2100 sq ft / 195 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: 1304358

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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.

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