



9, Tattersall Close  
Wokingham  
Berkshire, RG40 2LP

**£875,000 Freehold**





Located in a desirable cul-de-sac within Wokingham, this impressive four-bedroom detached home offers over 2,150 sq ft of versatile and well-designed living space. The accommodation comprises, two generous reception rooms, a study, a modern kitchen/breakfast room, a utility room and three bathrooms including two en suites. Tastefully presented throughout the home provides both comfort and functionality in equal measure, making it ideal for growing families or those looking for spacious accommodation.

- Four double bedrooms
- Generous living accommodation
- Large garage and off-street parking
- Three bathrooms - two en suites plus family bathroom
- Kitchen/breakfast room
- Private west-facing garden

The front of the property offers ample off-street parking along with access to a large attached garage. A separate utility room adjoins the garage for practical household use. To the rear, a west-facing garden provides a sunny, private space ideal for outdoor entertaining and relaxation. The plot benefits from a good degree of privacy and is neatly enclosed.

Tattersall Close is a sought-after location in Wokingham, known for its peaceful residential setting and proximity to well-regarded schools, green spaces, and Wokingham town centre. Excellent transport links including access to the A329(M) and M4, as well as Wokingham's mainline train station, make this a highly convenient base for commuters.

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







## Tattersall Close, Wokingham

Approximate Area = 1838 sq ft / 170.7 sq m

Garage = 314 sq ft / 29.1 sq m

Total = 2152 sq ft / 199.8 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: 1314550

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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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