



**52, Oaklands Drive  
Wokingham  
Berkshire, RG41 2SB**

**OIEO £500,000 Freehold**



A three bedroom detached home in Oaklands Drive, Wokingham offering excellent potential and requiring modernisation throughout. The property features cloakroom, kitchen, dining room and living room, along with off street parking and a garage. Situated in a sought after location, it presents a fantastic opportunity for buyers looking to update and personalise a home to their own taste.

- Three bedroom detached
- Cloakroom
- Located in a sought after residential area
- Requires modernisation throughout
- Garage and off street parking
- No onward chain

There is driveway parking to the front leading to a single garage. The property includes a private garden offering potential for landscaping or extension, subject to planning permission.

Oaklands Drive forms part of this sought after residential area dating from the 1960's. Set to the south west of town it is approx .75 of a mile from the train station. There is access via the Barkham Road to both Reading and Camberley. Blagrove Lane joins Evendons Lane with a variety of delightful country walks locally including around Sand Martins golf course, and more locally. If you are looking for a property which you can improve and make your own, we highly recommend booking a viewing.

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





# Floorplan

## Oaklands Drive, Wokingham

Approximate Area = 938 sq ft / 87.1 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1080 sq ft / 100.2 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). © nichecom 2025.  
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**MICHAEL HARDY**  
SALES & LETTING

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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