MICHAEL HARDY
SALES & LETTING



7, Dyer Road,
Wokingham,
Berkshire, RG40 5PG

OIEO £900,000 Freehold





This well presented five bedroom detached family home is set in a desirable location on the Keephatch Park development close to local schools and shops. The versatile accommodation which is set over three floors comprises entrance hall, cloakroom, study, living room leading into a dining room and conservatory which overlooks the rear garden and kitchen/breakfast room. There are four bedrooms on the first floor, two offer en suite facilities with a family bathroom. There is a fifth bedroom/loft room with en suite facilities on the second floor. Outside there is an enclosed rear garden, integral double garage and driveway parking at the front.

- Popular Keephatch Development
- Spacious kitchen/breakfast room
- Second floor loft room
- Over 2450 Sq Ft of space
- Master bedroom with ensuite
- Double glazed conservatory

The rear garden is enclosed by wooden fencing, laid mainly to lawn with a generous patio area at the rear of the house. There is a large willow tree at the rear of the garden and mature shrub borders with gated side access leading to the front garden. There is driveway parking for two vehicles at the front flanked by an area of lawn. There is also an integral double garage.

Dyer Road forms part of the Keephatch Farm development. Built approximately 19 years ago it is now well established. The estate is bordered by areas of amenity land, both mown grassland and woodland, interspersed by pathways. Set to the east of town it is ideally placed for A329(M)/M4 access. The town is within walking distance and there are local shops on the adjacent Beanoak estate.

Council Tax Band: G
Local Authority: Wokingham Borough Council
Energy Performance Rating: C









Floorplan

Denotes restricted head height

Dyer Road, Wokingham

Approximate Area = 2124 sq ft / 197.3 sq m
Limited Use Area(s) = 69 sq ft / 6.4 sq m
Garage = 269 sq ft / 24.9 sq m
Total = 2462 sq ft / 228.6 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. Produced for Michael Hardy. REF: 1380870

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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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