MICHAEL HARDY
SALES & LETTING



6, Silver Birches,
Wokingham,
Berkshire, RG41 4YZ

OIEO £600,000 Freehold





This exceptionally well presented four bedroom, two bathroom detached home offers generous and versatile living space, perfect for modern family life. The ground floor boasts a huge living/dining room that spans the width of the house and opens directly onto the garden, cloakroom, a modern kitchen, a useful play room/home office. Upstairs, there are four bedrooms including a spacious master with en suite, alongside a contemporary family bathroom. The property is in excellent decorative order, with neutral tones and quality finishes throughout, making it ready to move straight into.

- Four-bedroom, two-bathroom detached family home
- Versatile play room/home office
- Off street parking and integral garage
- 22ft living/dining room opening to the garden
- Cloakroom
- Prime location close to schools, shops, and transport links

To the front, there is off street parking and an integral garage providing further parking or storage space. The rear garden is mainly laid to lawn with a patio area, perfect for outdoor dining and family activities, and is enclosed for privacy.

Silver Birches is a sought-after residential location in Wokingham, close to reputable schools, local amenities, and green open spaces. The town centre, with its shops, cafes, and restaurants, is within easy reach, as is Wokingham train station, offering excellent commuter links.

NB: Photographs taken in 2025

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









Floorplan

Silver Birches, Wokingham

Approximate Area = 1258 sq ft / 116.8 sq m
Garage = 120 sq ft / 11.1 sq m
Total = 1378 sq ft / 127.9 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: 1335155

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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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