



11, Montague Close
Wokingham
Berkshire, RG40 5PF

£440,000 Freehold



This smartly presented two bedroom end terrace house is situated in cul de sac on the desirable Keephatch Park development which is surrounded by parkland. The accommodation comprises living room with kitchen/dining room overlooking the private rear garden, bedroom one with ensuite shower room, family bathroom and two allocated parking spaces.

- Kitchen/dining room with French doors
- White bathroom suite
- Gas central heating to radiators
- Bedroom with ensuite shower room
- Recently redecorated
- Generous well stocked rear garden

The private L-shaped garden wraps around the house measuring 50' wide max x 30' deep min enclosed by wooden fencing and mature well stocked shrub borders with a generous area of lawn with a patio to the rear. There is a wooden pergola and generous shed. Gated side access, outside tap, power and lighting. There are two parking spaces, one to the right side of the house and the other opposite. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Montague Close is set on the popular Keephatch Park development built in the early 90's, it is now well established and a popular area for families. The estate is bordered by areas of mature woodland interspersed with pathways. There are local shops on nearby Beanoak Road and the town is within easy walking distance. To the east of the town centre A329(M)/M4 are within easy reach.

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





Floorplan

Montague Close, Wokingham

Approximate Area = 758 sq ft / 70.4 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 2026. Produced for Michael Hardy. REF: 556051

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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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