



25, Goodings Green
Wokingham
Berkshire, RG40 1SA

£865,000 Freehold



This spacious five bedroom detached family home is set in a desirable cul de sac on the popular Beanoak development close to local schools and shops. The well presented accommodation comprises generous entrance hall, L shaped living/dining room, cloakroom, study, kitchen with adjoining dining room, utility and family room which overlooks the private rear garden. There are five first floor bedrooms including master bedroom with en suite bathroom and fitted wardrobes.

- Over 2000 Sq Ft of space
- Family room and study
- Stunning well stocked garden
- L shaped living/dining room
- Master suite with fitted wardrobes
- Cul de sac location

The private well stocked rear garden is enclosed by wooden fencing, laid mainly to lawn with mature shrub borders hosting a variety of colourful plants and shrubs. There is a secret garden and an area of patio across the rear of the house. Gated side access leads to the front driveway which provides parking for numerous vehicles and there is an integral garage.

Goodings Green is on the Beanoak development a highly regarded area set to the north east of Wokingham town centre. There is a local parade of shops with the town walking distance away. The development was built in the 1960's/70's and comprises an attractive mix of both semi detached and detached houses. The area has excellent access to the A329(M), M4 and M3.

Council Tax Band: F (Subject to change)
Local Authority: Wokingham Borough Council
Energy Performance Rating: C





Goodings Green, Wokingham

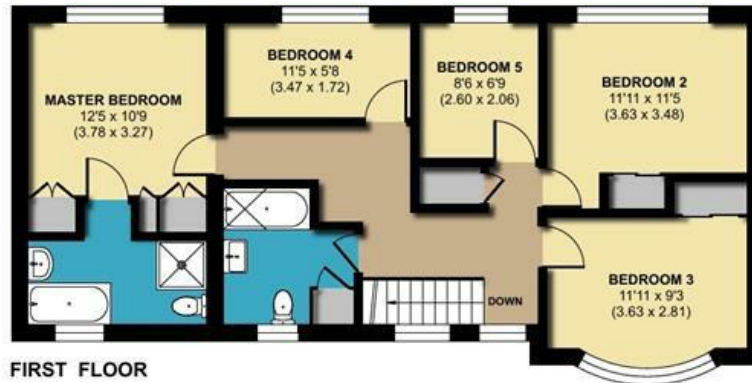
Approximate Area = 1899 sq ft / 176.4 sq m

Garage = 168 sq ft / 15.6 sq m

Outbuilding = 30 sq ft / 2.7 sq m

Total = 2097 sq ft / 194.7 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: 1439434

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303