



33, Benning Way
Wokingham
Berkshire, RG40 1XX

Guide Price £565,000 Freehold



This beautifully presented three bedroom detached home offers a well balanced blend of modern comfort and practical living. Finished to a high standard throughout, the property benefits from air conditioning in the kitchen/dining room, double glazing, and stylish decor. The ground floor includes a spacious front facing living room, a modern kitchen/dining area with integrated appliances, and a conservatory that opens onto the garden, ideal for entertaining or relaxing. Upstairs are three well sized bedrooms and a modern family bathroom. The property also features a gym/utility space in the garden, perfect for home workouts or additional storage.

- Immaculately presented three bedroom detached home
- Detached gym/utility room and storage sheds
- Close to amenities and transport links
- Air conditioning in the kitchen/dining room
- Bright open living spaces including a conservatory
- Off-street parking

The rear garden is mainly laid to lawn with a patio area, outbuildings including a gym/utility room and additional storage, plus a separate shed. The garden offers a good level of privacy and low maintenance. Off-street parking is available at the front of the property.

Benning Way is located in a popular and quiet residential area of Wokingham, close to local shops, parks, and well-regarded schools. The town centre and mainline train station are both within easy reach, making it convenient for commuting, shopping, and leisure.

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





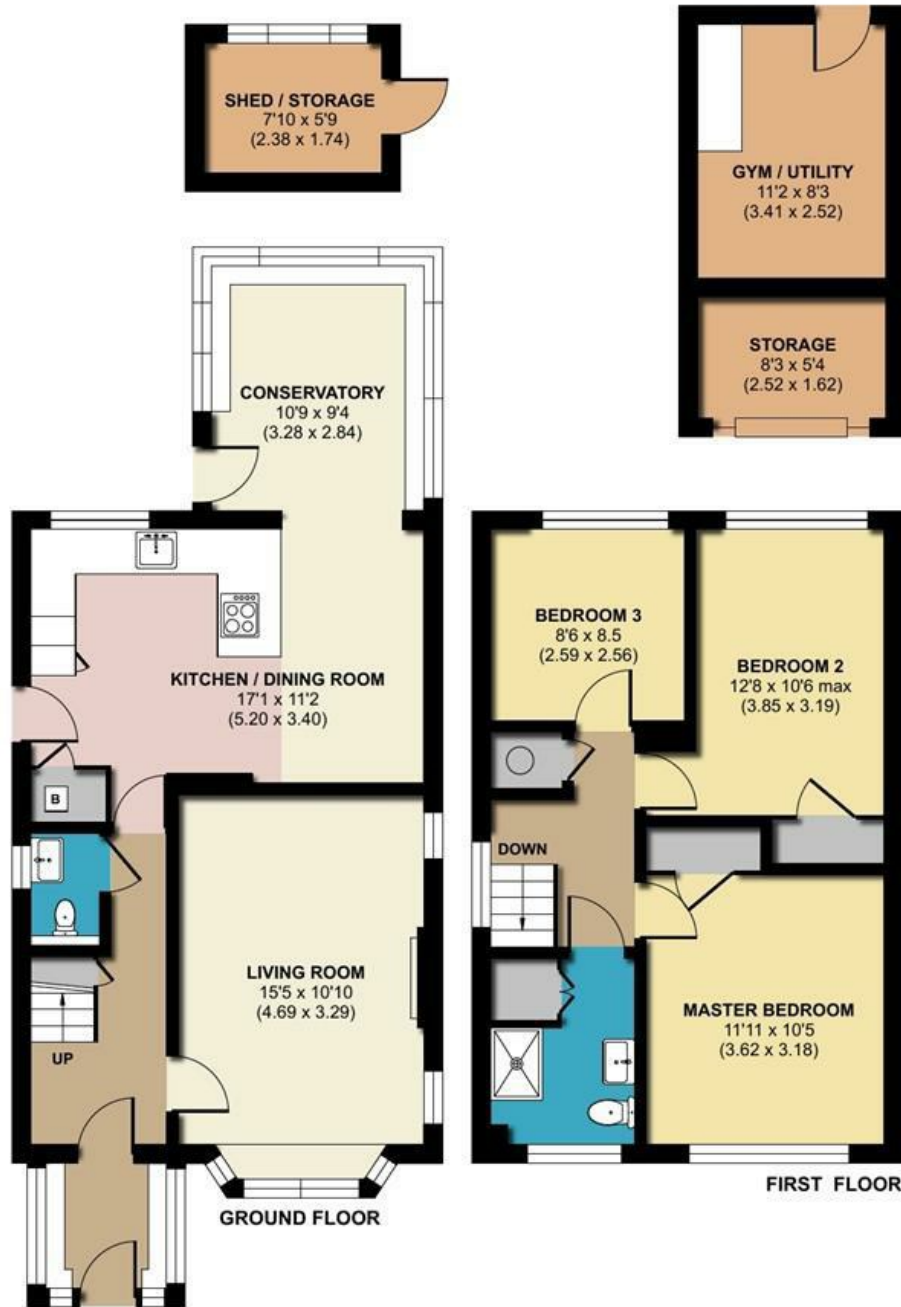
Benning Way, Wokingham

Approximate Area = 1085 sq ft / 100.7 sq m

Outbuildings = 181 sq ft / 16.8 sq m

Total = 1266 sq ft / 117.5 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: 1333213

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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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