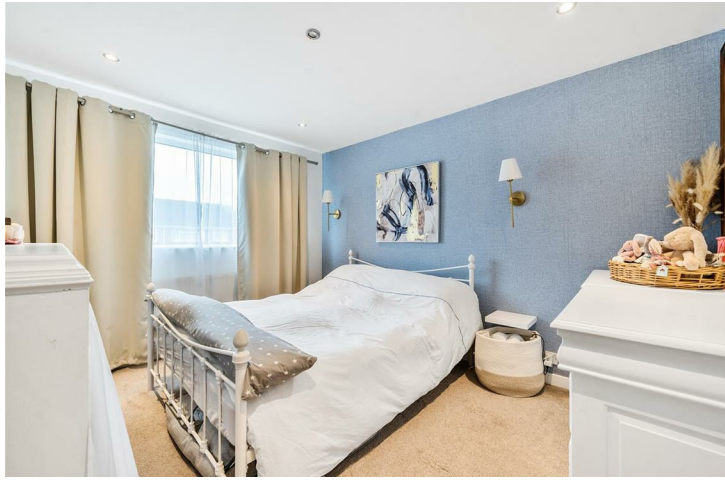




45, Benning Way
Wokingham
Berkshire, RG40 1XX

Guide Price £500,000 Freehold



This well presented three bedroom detached house is located in a popular location easy walking distance of Wokingham town centre and Cantley Park. The accommodation comprises spacious living/dining room, garden room, cloakroom and a re fitted kitchen. There are three generous first floor bedrooms and a smartly fitted family bathroom. Outside there is driveway parking, a single garage and private rear garden.

- Garage
- Re fitted kitchen
- Ample parking
- Spacious living/dining room
- Garden room
- Desirable location

The rear garden is fully enclosed by wooden fencing and a 6ft wall with an area of patio at the rear of the garage and a path wrapping around the garden room. The main part of the garden is laid to lawn with a wooden side gate leading to the driveway which provides parking for two vehicles with an open plan area of lawn beside it.

Benning Way forms part of this established residential area, built around the early 1970's and set just north of the town. There is access via the east of Wokingham to the A329(M)/M4. The restaurants and shops of the town are within walking distance. Also nearby is Cantley Park which hosts a wide range of sporting activities set within 75 acres of open parkland interspersed with attractive walks.

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





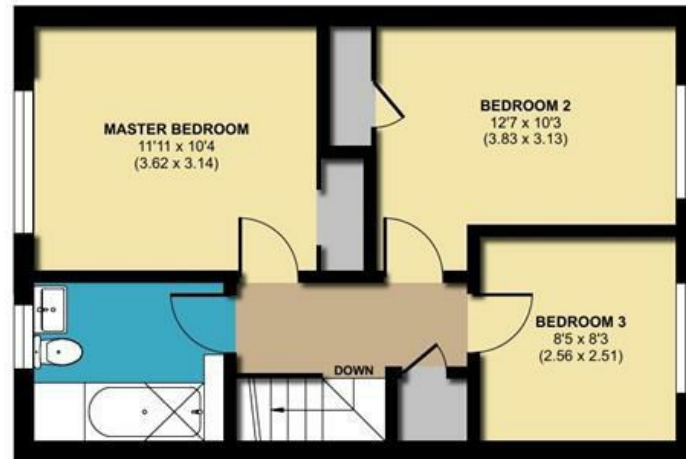
Benning Way, Wokingham

Approximate Area = 1057 sq ft / 98.1 sq m

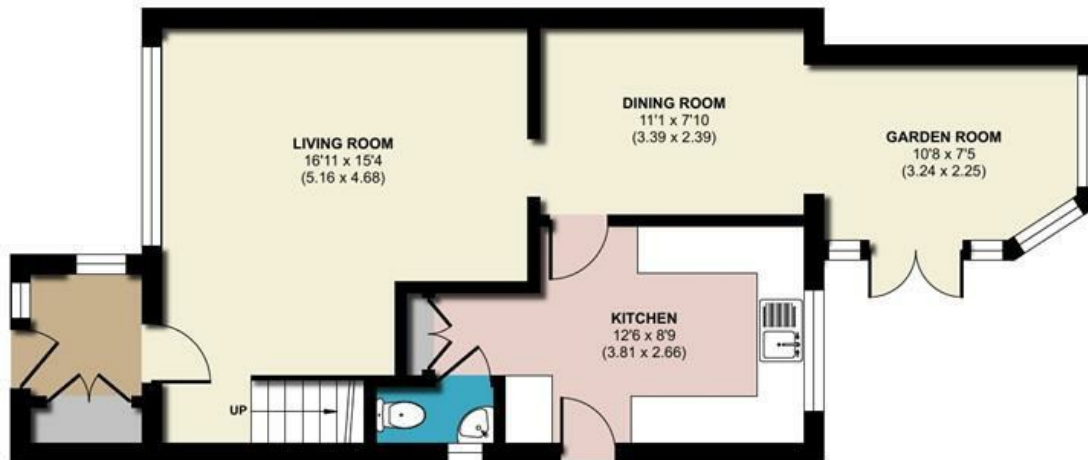
Garage = 135 sq ft / 12.5 sq m

Total = 1192 sq ft / 110.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 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: 1231266

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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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