



**19, Petrel Close  
Wokingham  
Berkshire, RG41 3TF**

**£365,000 Freehold**





This well presented two bedroom end of terrace house is set in a quiet cul de sac on the popular Woosehill development which is walking distance to local schools, shops and Wokingham train station. The accommodation comprises spacious living room leading into the double glazed conservatory and fitted kitchen with space for appliances. There are two first floor bedrooms and white bathroom suite with private rear garden, adjoining single garage with driveway parking.

- Offered with no onward chain
- Quiet cul de sac
- Adjoining garage
- Double glazed conservatory
- Spacious living room
- Driveway parking

The rear garden is enclosed by wooden fencing, laid mainly to lawn with mature shrub borders and an area of patio in the left hand rear corner. A glazed door leads into the single adjoining garage with light, power and an up and over door to the front driveway, which offers parking for one vehicle. The open plan front garden is laid to lawn.

Built by Heron Homes in the 1970's and early 1980's, Petrel Close forms part of the Woosehill development. Set on the edge of the estate, the properties overlook mature parkland interspersed with trees and shrubs and crossed by lit pathways. The train station is within walking distance, as are shops, including a supermarket and local schools. There is access via Winnersh to both the A329(M) and M4.

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







## Petrel Close, Wokingham

Approximate Area = 657 sq ft / 61 sq m

Garage = 140 sq ft / 13 sq m

Total = 797 sq ft / 74 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: 1388633

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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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