



**35, Benning Way
Wokingham
Berkshire, RG40 1XX**

£569,950 Freehold



This well maintained four bedroom detached home is positioned on a generous plot within a popular residential area of Wokingham. The accommodation is arranged over two floors and includes a spacious living room, dining area, fitted kitchen and a conservatory providing additional family space. Upstairs, there are four bedrooms served by a family bathroom. The property offers excellent scope for family living, complemented by a garage and ample driveway parking.

- Four bedroom detached family home
- Conservatory providing additional space
- Generous and well maintained plot
- Spacious living room and dining area
- Garage and driveway parking
- Convenient location close to town centre and transport links

The property occupies a large and well-kept plot with mature gardens offering privacy and flexibility for outdoor use. There is also scope to extend subject to the usual planning permission. There is driveway parking leading to a single garage, along with additional sheds for storage. The garden has been carefully maintained and provides an attractive outdoor space for both entertaining and everyday enjoyment.

Benning Way is conveniently located close to Wokingham town centre, offering a range of shops, restaurants and leisure facilities. Excellent transport links are available via Wokingham mainline station, providing direct services to Reading, London Waterloo and Gatwick Airport, while the A329(M) and M4 give easy access to the wider motorway network. Well-regarded local schools and nearby green spaces further enhance the appeal of the area.

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





Benning Way, Wokingham

Approximate Area = 1087 sq ft / 100.9 sq m

Garage = 141 sq ft / 13 sq m

Outbuildings = 65 sq ft / 6 sq m

Total = 1293 sq ft / 119.9 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). © nichcom 2025. Produced for Michael Hardy. REF: 1401075

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

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

M Hardy
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