



1, Beckett Close
Wokingham
Berkshire, RG40 1YZ

Guide Price £470,000 Freehold



This extended four bedroom semi detached house is set on a corner plot on the popular Beanoak development which is set to the east of Wokingham. The accommodation comprise spacious living room, dining room, kitchen, cloakroom, reception hall and garden room. There are four first floor bedrooms and family bathroom. Outside there is a private enclosed rear garden with single garage with driveway behind.

- Offered with no onward chain
- Spacious living room
- Scope for further improvements
- Over 1480 Sq Ft of space
- Low maintenance rear garden

The hard landscaped rear garden is laid in paving, enclosed by a six ft wall and wooden fencing with raised shrub borders. There is a mature Acer in the right corner, glazed door into the single garage with a parking space in front. Gated side access leads to the front garden which is also low maintenance with large tree creating privacy.

Beckett Close is set on the sought after Beanoak development to the east of Wokingham. As well as a local parade of shops the town is within walking distance. The development was mainly built in the 1960's, 1970's and 1980's and comprises an attractive mix of both semi and detached houses with a few apartments around the shopping parade. Just to the north of the development there are attractive walks through the woods and parkland of Keephatch Farm. It is conveniently located for A329(M)/M4 access.

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

*This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.





Beckett Close, Wokingham

Approximate Area = 1355 sq ft / 125.8 sq m (excludes lean to)

Garage = 142 sq ft / 13.1 sq m

Total = 1497 sq ft / 138.9 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). © nichecom 2025. Produced for Michael Hardy. REF: 1354042

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
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