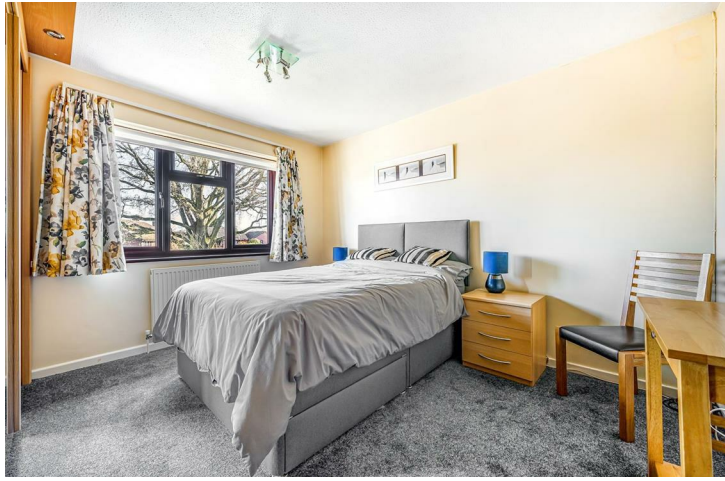




25, Agincourt Close
Wokingham
Berkshire, RG41 3UT

OIEO £550,000 Freehold



A rarely available four-bedroom detached home situated in a quiet cul de sac location in Woosehill. The accommodation comprises an entrance hall with storage and cloakroom, large living room with a fitted media wall and sliding doors out to a Southeast facing garden, and a kitchen/dining room with a Rangemaster double oven and a bay window. To the first floor are two double bedrooms and two single bedrooms. The third Bedroom has a built-in fold-away bed, making this an ideal space for a multi-purpose home office/guest bedroom. The Bathroom features a shower over the bath, storage units and a heated towel rail.

- Open plan kitchen dining room
- Gated driveway with parking for caravan and motorhome
- Walking distance to schools and Wokingham town centre
- 80ft rear garden
- Quiet cul de sac location
- 1220 Sq Ft / 113.3 Sq m (includes detached garage)

Outside there is a garage with an up and over door and side access. There is also a wooden shed and a wooden greenhouse. The gated driveway and large gravel parking area are to the rear of the property and there is also side access to the front of the house. The garden has a lovely patio area and then a turfed area, making it easy to maintain. There is enough parking for a caravan or motorhome which they used to have.

Agincourt close is part of the Taylor Woodrow development on Woosehill built in the early 1980's, it is now well established. There are local schools and shops including a supermarket within easy walking distance and the town and train station are just a mile or so distant. There is access via Winnersh to the A329(M)/M4.

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

NB: Awaiting vendors approval and therefore subject to amendments.





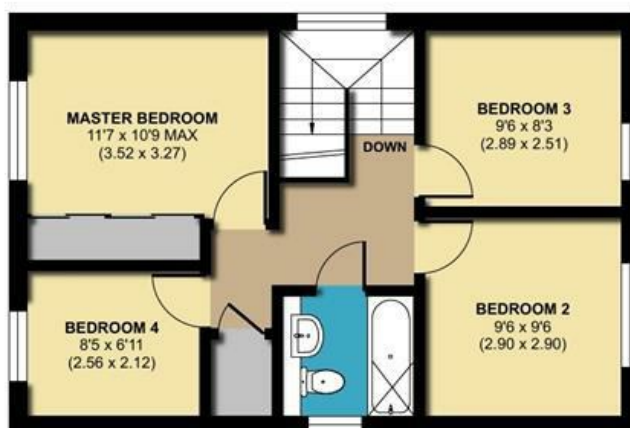
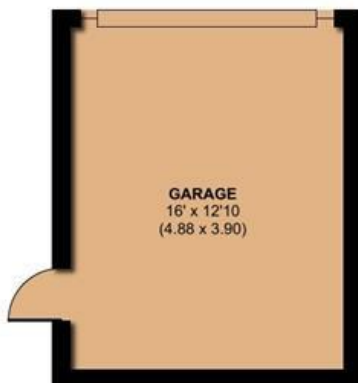
Agincourt Close, Wokingham

Approximate Area = 1015 sq ft / 94.2 sq m

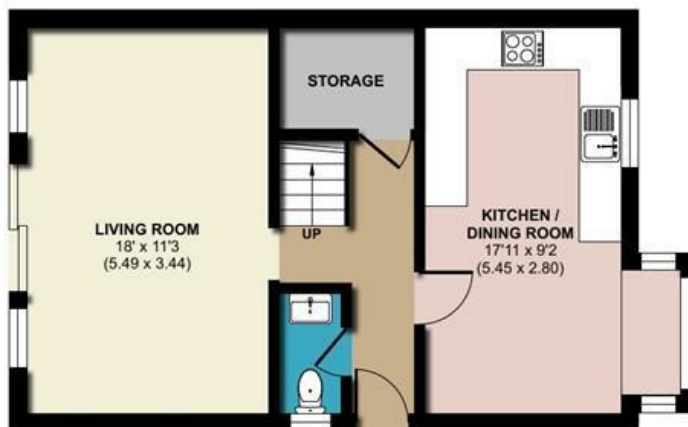
Garage = 205 sq ft / 19 sq m

Total = 1220 sq ft / 113.3 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: 1263119

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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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