



17, Sparrow Close  
Wokingham  
Berkshire, RG41 3HT

**Price Guide £340,000 Freehold**



This two bedroom semi detached house is set in a quiet cul de sac location close to parkland, shops and walking distance to Wokingham town centre. The accommodation comprises kitchen, living room leading into the garden room and adjoining garage. There are two first floor bedrooms and a shower room, Outside the well stocked rear garden is south facing with a garage on the side and driveway parking at the front.

- Offered with no onward chain
- Master bedroom with fitted wardrobes
- South facing rear garden
- Spacious living room
- Garden Room
- Garage and driveway

The partially terraced, south facing rear garden is enclosed by wooden fencing and features mature shrub borders along with a variety of plants and trees. There is also a patio area across the rear of the house with steps leading up to the rear section of the garden. There is a single garage with an up and over door to the front and to the side a door from the garden room. The front garden is laid to lawn with shrub borders.

Built by Heron Homes in the 1970's and early 1980's, Sparrow 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, which are on the way in to the development. There is access via Winnersh to both the A329(M)/M4.

The property rental is estimated to achieve £1,200.00 per calendar month for an unfurnished/furnished let, reflecting market conditions as of 11th March 2026

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





## Sparrow Close, Wokingham

Approximate Area = 651 sq ft / 60.4 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 786 sq ft / 72.9 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: 1422609

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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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