



**97, Windmill Avenue
Wokingham
Berkshire, RG41 3XG**

£750,000 Freehold



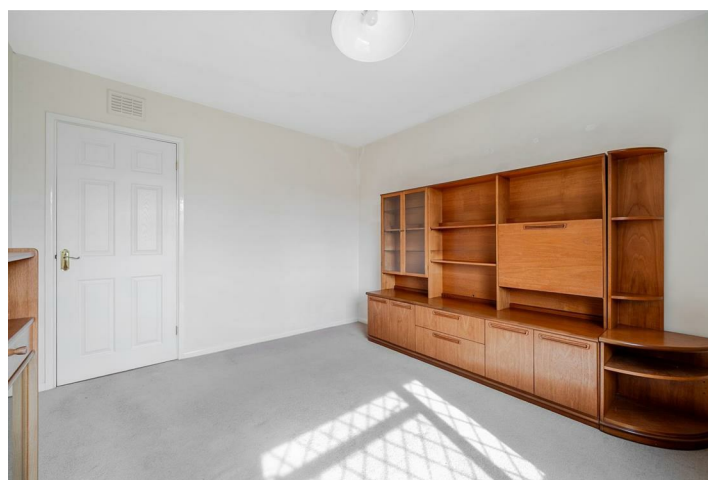
This spacious four bedroom detached family home is ideally positioned in a peaceful cul-de-sac within the highly sought after Scots Farm development, conveniently close to local schools and shops. Owned from new, this much loved property offers a fantastic opportunity to acquire a superb family home. The versatile accommodation comprises entrance hall, generous living room and an adjoining sun room that overlooks the garden. The ground floor also features a modern shower room, a study/bedroom three, a dining room/bedroom four, and a well appointed kitchen with views over the private rear garden. Upstairs, there are two well proportioned bedrooms, both benefiting from three large, walk in fully boarded eaves storage with power, along with an additional bathroom. Outside, the property features an adjoining garage, ample driveway parking, and a secluded rear garden. The outdoor space is ideal for both relaxation and entertaining, with a large patio area perfectly suited to family gatherings. Further benefits include a brand new boiler with new quality, energy efficient Water to Air Space Heater/Exchanger unit.

- Offered with no onward chain
- Two first floor bedrooms
- Stunning well stocked garden
- Spacious living room
- Over 1750 Sq Ft of space
- Scope for two ground floor bedrooms

The private, well stocked rear garden is enclosed by mature evergreen hedging and trees, creating a high degree of privacy. It features a variety of established plants and shrubs set within raised borders, along with a large patio area spanning the rear of the house, ideal for outdoor dining and entertaining. Gated side access leads to the front driveway, which provides ample parking for multiple vehicles, in addition to the integral garage with electric roller door.

Scots Farm was mostly built in the 1960's and comprises a mix of chalets and houses set on generous size plots. The development consists of just three roads and there are countryside walks from Simons Lane. For the commuter there is a main line station in Wokingham (Waterloo line) and Bracknell A329(M)/M4 can be accessed from the east of town.

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





Windmill Avenue, Wokingham

Approximate Area = 1395 sq ft / 129.5 sq m
Limited Use Area(s) = 212 sq ft / 19.6 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 1765 sq ft / 163.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1423931

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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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