MICHAEL HARDY
SALES & LETTING



22, Beaufort Park,
Wokingham,
Berkshire, RG40 3GJ

**OIEO £650,000 Freehold**





This smartly presented four bedroom semi detached townhouse is set in a desirable cul-de-sac on the edge of woodland. The versatile accommodation comprises a spacious living room, cloakroom, an impressive kitchen/dining room with additional storage and French doors opening onto the rear garden. To the first floor there are two double bedrooms and a family bathroom, with two further bedrooms on the second floor, including a master bedroom with an en suite shower room. Outside, the enclosed rear garden is laid to lawn, with driveway parking for two vehicles at the side.

- Impressive kitchen/dining room
- Desirable cul-de-sac location
- Close to woodland walks
- Spacious living room
- Driveway parking for two cars
- Over 1,600 sq ft of space

The rear garden is enclosed by wooden fencing and laid mainly to lawn with an area of patio across the rear of the house. There is a path leading to gated rear access, and side access leading to the front driveway. Beaufort Park offers an established residential setting with attractive surrounding housing, landscaped areas, and pedestrian routes.

Beaufort Park is a popular residential development on the outskirts of Wokingham, offering a convenient balance between town and countryside. Wokingham town centre is within easy reach and provides a wide selection of shops, cafés, restaurants, bars, and everyday amenities. The area is well-placed for access to local schools, parks, and recreational facilities, while Wokingham railway station provides regular services towards Reading and London. The surrounding road network also offers convenient access to the M4 and neighbouring towns, including Reading and Bracknell.

There is an annual estate charge of c.£257.00 which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Council Tax Band: F
Local Authority: Bracknell Forest Council
Energy Performance Rating: B






MARRIAGE



# Floorplan

## Beaufort Park, Wokingham

Approximate Area = 1481 sq ft / 137.5 sq m
Limited Use Area(s) = 133 sq ft / 12.3 sq m
Total = 1614 sq ft / 149.8 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: 1522325

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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.
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