MICHAEL HARDY
SALES & LETTING

10, Priest Avenue
Wokingham
Berkshire, RG40 2LX

OIEO £800,000 Freehold

This charming four bedroom detached family home, located on one of Wokingham's most sought-after roads, offers a blend of 1950's character with modern extensions. The property features a spacious entrance hall, a cozy living room, a separate dining room, and an open-plan kitchen/breakfast room. A convenient shower room and internal access to the garage are also included on the ground floor. Upstairs, you'll find four generously sized bedrooms and a family bathroom.

- Set in an exclusive road in Wokingham
- Open-plan kitchen/breakfast room
- Close to Wokingham town centre and good schools
- Living room with separate dining room
- Garage with driveway parking
- 1551 sq ft / 144 sq m (includes attached garage)

The front of the property is welcoming, with an open-plan tarmac driveway offering parking for three vehicles and a mature shrub border that adds to its curb appeal. Side access leads to a private, east-facing garden, which is perfect for outdoor living. The garden boasts a large patio, is mostly laid to lawn, and is fully enclosed by timber fencing and a Leylandii hedge for added privacy. Additionally, the garden is home to a large summer house, providing ample storage space, as well as a fun treehouse.

Priest Avenue is an established and desirable road, set in a quiet, residential area to the east of Wokingham town center. The road is known for its mix of 1950s and 1960s detached properties, many of which are set on generous plots. It offers excellent transport links, with easy access to Wokingham town center, Bracknell via London Road, and major road networks like the A329(M) and M4. Wokingham’s mainline train station is also within walking distance, offering quick connections to London and beyond.

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

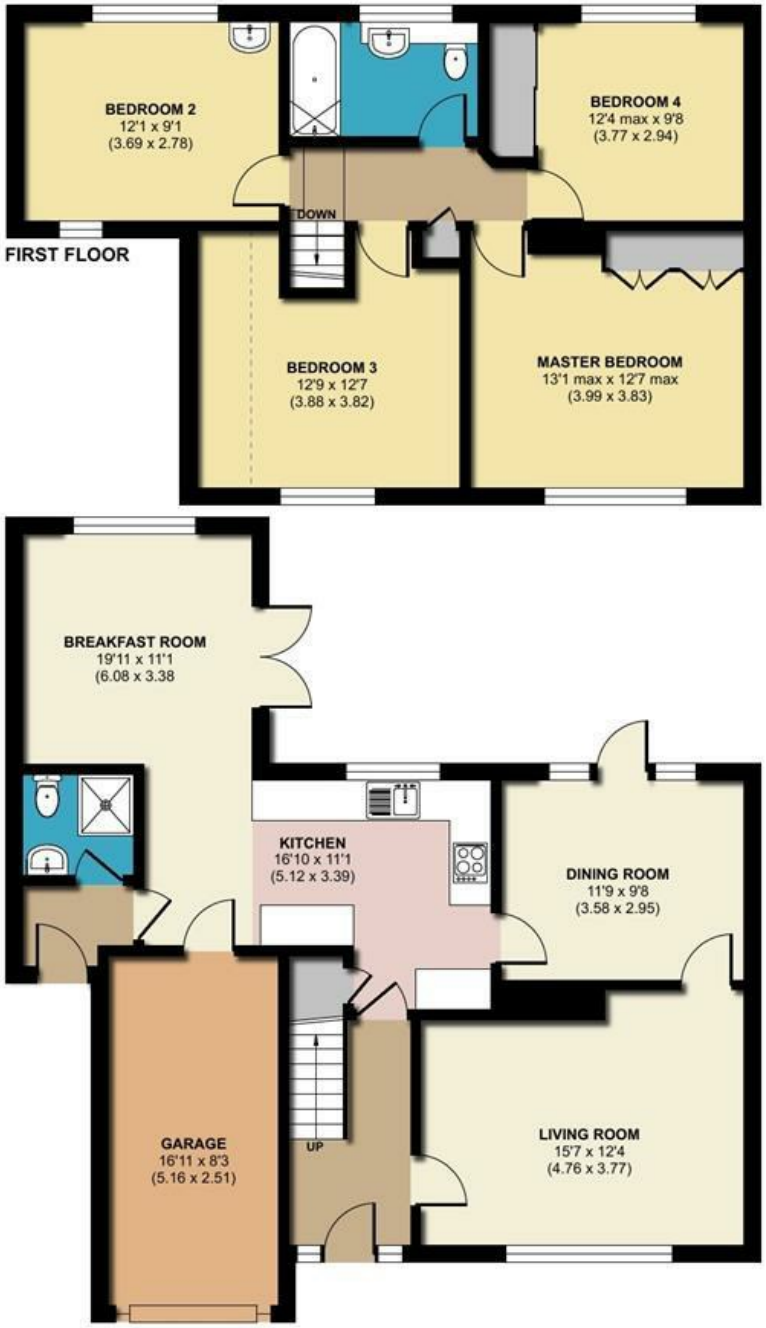
Floorplan

Priest Avenue, Wokingham

Approximate Area = 1518 sq ft / 141 sq m (includes attached garage)
Limited Use Area(s) = 33 sq ft / 3 sq m
Total = 1551 sq ft / 144 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 2025. Produced for Michael Hardy. REF: 1267833

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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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