



22, Blenheim Close
Wokingham
Berkshire, RG41 3UQ

£450,000 Freehold



Situated in a quiet residential cul-de-sac, this well-presented three-bedroom semi-detached home offers stylish, modern living across two floors. Recently redecorated throughout with new carpets, the property benefits from bright and well-proportioned interiors and would be ideal for both families and professionals alike.

- Three bedrooms including a spacious master
- Open-plan living/dining room
- Off-street parking and garage
- New carpets and redecoration throughout
- Gas boiler replaced just over a year ago
- Private west facing rear garden

To the front of the property, there is a driveway providing off-street parking and access to the integral garage. The rear garden is west-facing, offering a sunny and private outdoor space perfect for entertaining or relaxing. Side access ensures convenience for garden maintenance or storage.

Blenheim Close is conveniently located in Wokingham, a sought-after area known for its excellent schools, green spaces, and thriving town centre. The property is within easy reach of transport links, local amenities and leisure facilities, making it a practical and desirable choice for commuters and families.

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

NB: Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.





Blenheim Close, Wokingham

Approximate Area = 884 sq ft / 82.1 sq m

Garage = 130 sq ft / 12 sq m

Total = 1014 sq ft / 94.2 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: 1229528

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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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