



39, Waverley Way  
Wokingham  
Berkshire, RG40 4YD

**OIEO £700,000 Freehold**



This well presented four bedroom detached family home is set in a desirable location and is tucked away in a cul de sac location of four houses. The accommodation comprises a spacious 'open plan living/dining/kitchen, separate study/family room, and a cloakroom. To the first floor are four bedrooms with the master bedroom benefitting with a huge walk-in wardrobe which could be used as a nursery and an ensuite shower room. The garden has been completely re-landscaped with a pergola to the back of the garden.

- 1499 sq ft / 139.2 sq m
- Landscaped garden
- Detached
- Modernised throughout
- Off street parking
- Quiet cul de sac location

The rear garden is enclosed by wooden fencing and laid mainly to lawn with shrub borders around the garden. The addition of a pergola and newly laid patio is great spot for relaxation or entertaining. There option to install an outdoor kitchen or hot tub with electrics already in place. At the front of the house there is parking for two cars with potential to extended as other houses have already done this.

Waverley Way is a desirable residential location because of its close proximity to local shops and the renowned Waverley Prep School & Nursery with a selection of woodland walks nearby via California country park and located within easy walking distance of Sand Martins golf club. Wokingham town centre is approximately 30 minutes in walking distance. There is access via Bracknell to the M3 motorway and A329(M)/M4 can be accessed via Wokingham.

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





## Waverley Way, Wokingham

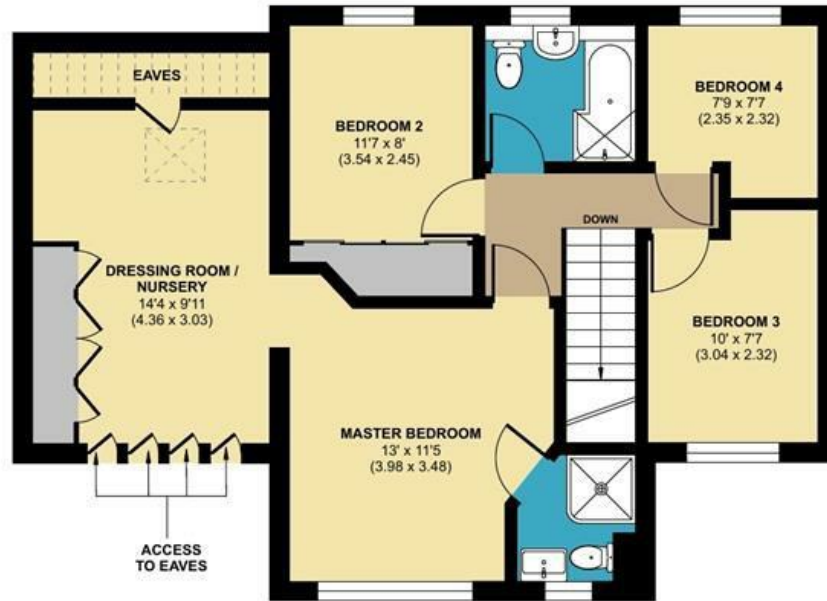
Approximate Area = 1472 sq ft / 136.7 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Total = 1499 sq ft / 139.2 sq m

For identification only - Not to scale

Denotes restricted  
head height



FIRST FLOOR



GROUND FLOOR

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: 1251733

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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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