



1, Kent Close  
Wokingham  
Berkshire, RG41 3AN

**£700,000 Freehold**



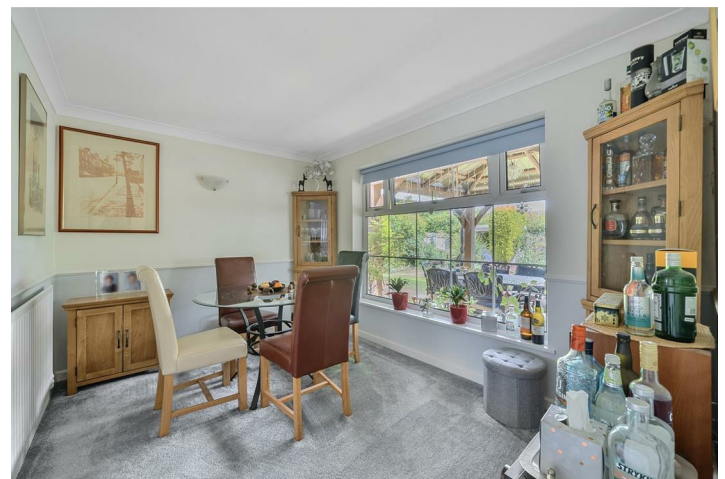
This spacious and well presented four bedroom detached family home occupies a generous corner plot in a quiet cul-de-sac on the edge of the Woosehill development. Originally built in the 1980s as an ex-show home, it has been stylishly improved to offer contemporary, versatile living space. The accommodation comprises an entrance hall, cloakroom, and a smartly fitted kitchen opening into an impressive garden room. There is also a spacious living room, dining room, and separate family room. Upstairs, there are four bedrooms, including a master bedroom with an en suite shower room, along with an updated family bathroom. Additional highlights include newly installed solar panels, enhancing both energy efficiency and sustainability.

- No onward chain
- Four generous bedrooms
- Well stocked rear garden
- Corner plot with scope to extend SSTP
- Master bedroom with en suite shower
- Desirable location near woodland

The private, well stocked rear and side gardens are enclosed by wooden fencing and mature hedges. The rest of the garden is mainly laid to lawn with a patio area for outside dining and borders with a variety of mature plants and shrubs. Gated side access leads to the front driveway which provides parking for several vehicles. The single garage can be accessed from the rear.

Kent Close forms part of the Bryant development at Woosehill. Built in the early 1980's; there is an attractive range of 3 and 4 bedroom homes, the cul de sac is adjacent to a park. Local shops, including a supermarket are on the road into the estate, the town and train station are approximately 1.5 miles away. For the commuter, the A329(M)/M4 can be accessed either through Winnersh or via the east of town.

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





## Kent Close, Wokingham, RG41

Approximate Area = 1444 sq ft / 134.1 sq m

Garage = 145 sq ft / 13.5 sq m

Total = 1589 sq ft / 147.6 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). © nichcom 2025. Produced for Michael Hardy. REF: 1297339

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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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