MICHAEL HARDY
SALES & LETTING

77, Woosehill Lane
Wokingham
Berkshire, RG41 2TR

£535,000 Freehold

This well presented three bedroom link detached house is set at the end of a quiet cul de sac close to Wokingham train station and local shops. The accommodation comprises entrance hall, cloakroom, spacious living room overlooking the private rear garden, study, fitted kitchen and garden room. There are three first floor bedrooms and modern re fitted bathroom with driveway parking and integral garage.

- Living room with French doors
- Cloakroom
- Private west facing garden
- Re fitted bathroom
- Smart garden room
- Close to train station

The well stocked private rear garden is enclosed by wooden fencing and mature evergreen hedge borders with an area of patio across the rear of the house and steps leading up to the area of lawn. There is a retaining wall with shrub borders and wooden trellis along the edge of the lawn. The front driveway is block paved providing parking for one large vehicle. There is a single adjoining garage with driveway parking.

The property is set on a small neo-Georgian style development surrounded by the meadowland that borders the Emmbrook. Woosehill Lane is a sought after residential road with a pleasant mix of property and is within close proximity of the train station. There is a local parade of shops and local junior/infant schools are a short walk. The A329(M)/M4 can be reached either via Winnersh or from the east of town.

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

Floorplan

Woosehill Lane, Wokingham

Approximate Area = 1074 sq ft / 99.7 sq m
Garage = 140 sq ft / 13 sq m
Total = 1214 sq ft / 112.7 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: 1319718

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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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