MICHAEL HARDY
SALES & LETTING

7, Kesteven Way
Wokingham
Berkshire, RG41 3AD

£520,000 Freehold

This well presented three bedroom semi detached home is situated in the popular Woosehill development and offers well balanced accommodation ideal for family living. The ground floor features a spacious living room to the front, along with a separate dining room to the rear, providing a versatile layout for both relaxing and entertaining. A particular benefit of the property is the converted garage, now providing an additional reception room which can be used as a playroom or home office, adding valuable and flexible living space. A well appointed kitchen and convenient cloakroom complete the ground floor. Upstairs, there are three bedrooms, including a generous master bedroom, alongside a family bathroom. The property offers a practical layout with plenty of natural light throughout.

Installed by Octopus Energy in May 2023, this home features a high-spec, fully-certified sustainable energy system. The setup includes a roof-mounted solar PV array and a 9.5kWh battery storage system, with a MCS certificate and transferable warranties for complete peace of mind. The property also benefits from a myenergi Zappi EV charger, integrated to provide smart, solar-powered charging for electric vehicles. This system offers an exceptional opportunity to significantly reduce energy bills and carbon emissions while potentially earning income through export tariffs.

- Three bedroom semi detached home
- Spacious living room and separate family/dining room
- Driveway parking
- Converted garage providing additional reception room
- Generous rear garden
- Popular Woosehill location

A particular feature of the property is the generous rear garden, offering an excellent space for outdoor entertaining, family use or potential further landscaping. To the front, there is driveway parking.

Woosehill is a highly regarded residential area on the outskirts of Wokingham, popular with families due to its quiet setting and access to local amenities. The property is within easy reach of well-regarded schools, local shops and transport links, including Wokingham town centre and railway station.

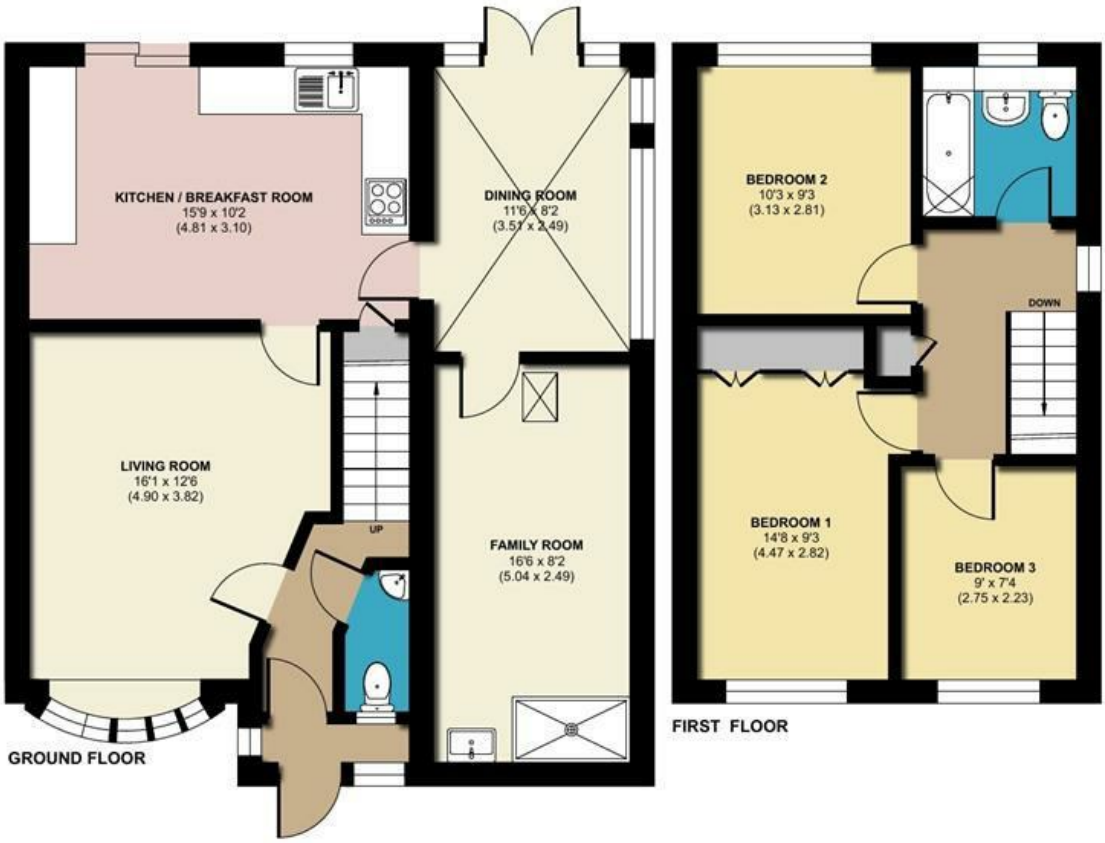
Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

Floorplan

Kesteven Way, Wokingham

Approximate Area = 1096 sq ft / 101.8 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 2026. Produced for Michael Hardy. REF: 1433898

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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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