MICHAEL HARDY
SALES & LETTING



17, Goddard Crescent,
Wokingham,
Berkshire, RG40 5BP

OIEO £400,000 Freehold





This well presented modern two bedroom terraced house is set in a desirable cul-de-sac on the newly formed Mulberry Grove development, overlooking green space, close to local schools and a supermarket. The accommodation comprises an entrance hall, a spacious open plan living room/kitchen with French doors leading onto the low maintenance rear garden and a cloakroom with additional built in under stairs storage. On the first floor, there are two bedrooms and a family bathroom. Outside, the south facing rear garden is laid with artificial grass, and there are two allocated parking spaces at the front.

- Spacious living room
- Two double bedrooms
- Close to popular schools and parkland
- Open plan kitchen, Cloakroom
- South facing rear garden
- Overlooking green space

The rear garden is enclosed by wooden fencing and laid with artificial lawn, with patios across the rear of the house and at the rear of the garden. There is gated rear access, outside wall lighting and a wooden shed. There are two allocated parking spaces at the front of the property.

Mulberry Grove is one of the more recent developments in Wokingham, to the north of the town. Built by Crest Nicholson, the development comprises an attractive range of properties which, in our opinion, are of a high build quality. The property overlooks Kentwood Meadow, a natural green space perfect for nature lovers and dog walkers alike. Good local schools are available at all levels, and the location provides easy access to the A329(M) and M4, as well as being within walking distance of the town centre.

There is an annual estate charge of c.£256.22 which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

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







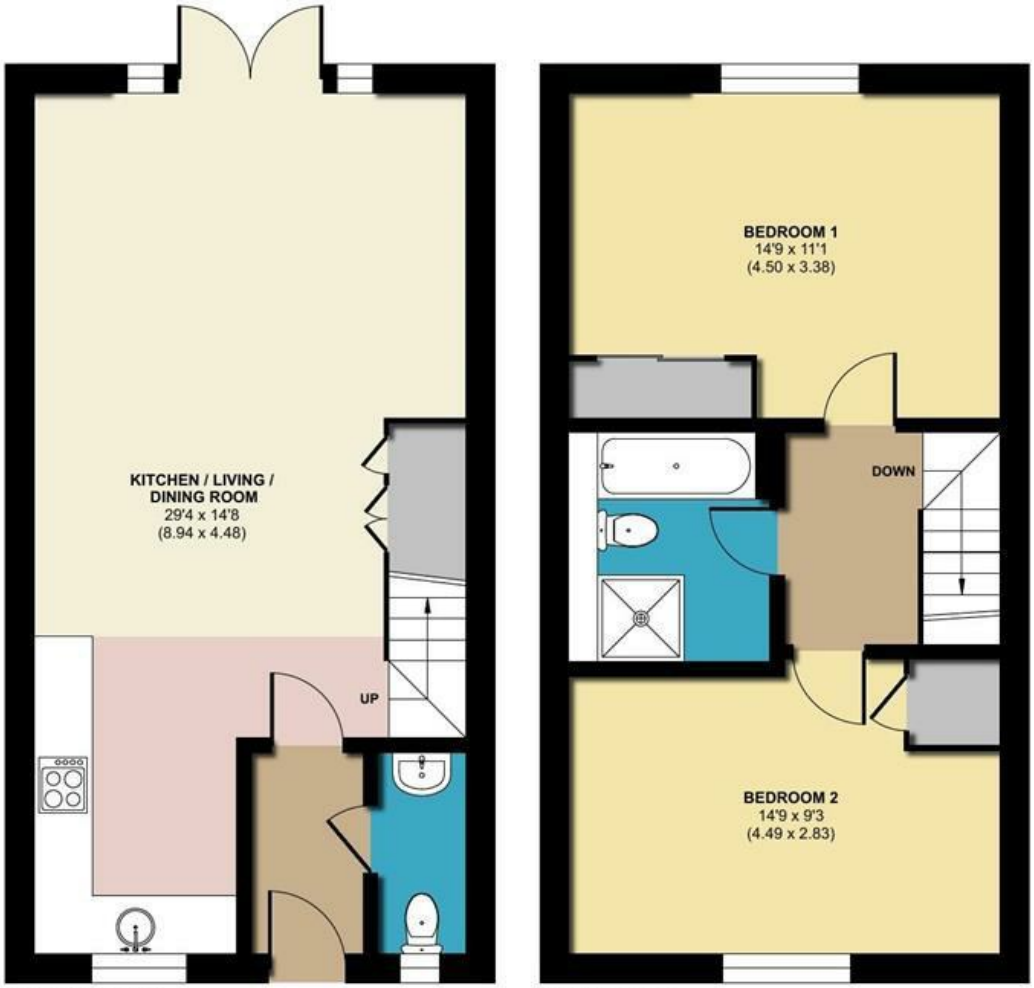


Floorplan

Goddard Crescent, Wokingham

Approximate Area = 862 sq ft / 80 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: 1530475

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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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