



**86, William Heelas Way  
Wokingham  
Berkshire, RG40 1GS**

**£550,000 Freehold**



This immaculate three bedroom town house is set on the popular Montague Park development presented in excellent condition throughout. The accommodation is set over three floors comprising spacious living/dining room, fully fitted kitchen, cloakroom, three double bedrooms including a master suite on the second floor with dressing area and ensuite shower room. There is a low maintenance rear garden and a garage in a block at the rear.

- Over 1400 Sq Ft of space
- Fully fitted kitchen
- Garage in a block
- Impressive living/dining room
- Two bedrooms with en suites
- Close to local schools and shops

The west-facing rear garden is fully enclosed with wooden fencing and features a patio area across the back of the house, leading onto raised timber decking with balustrade. A pathway and steps provide access to a gated rear entrance, connecting to a single garage and parking space. The remainder of the garden is laid to low-maintenance artificial grass and includes a wooden shed at the rear.

Montague Park is a popular development situated to the east of the town, off the London Road. The location is ideally placed for commuters needing the A329(M) and M4. Restaurants and pubs are within easy walking distance, along with the newly built Floreat Montague junior school within the development.

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

There is an annual estate charge of c.£329.32 which covers 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.





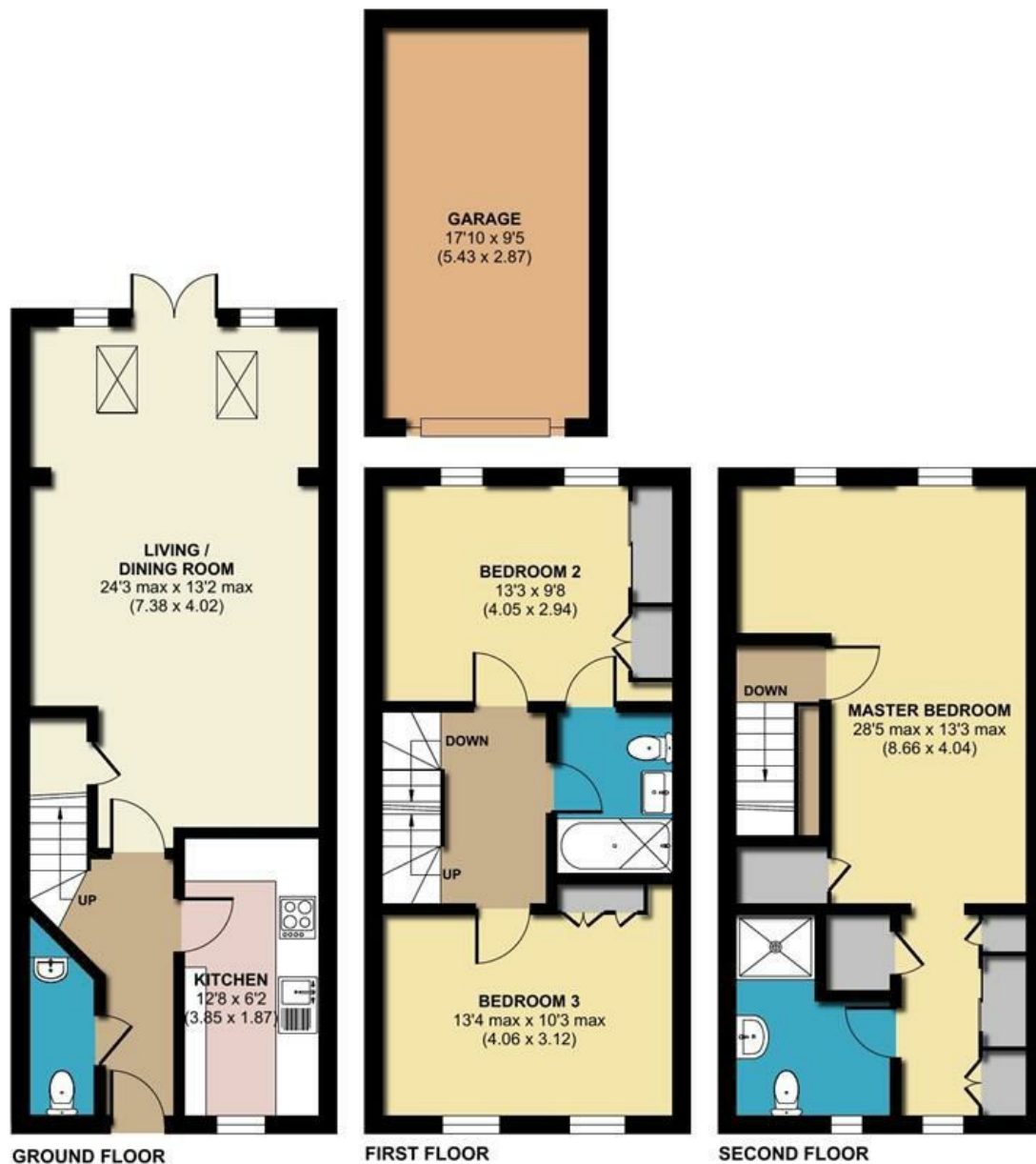
## William Heelas Way, Wokingham

Approximate Area = 1232 sq ft / 114.5 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1400 sq ft / 130.1 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: 1357123

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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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