



1, Kent Close
Wokingham
Berkshire, RG41 3AN

£729,950 Freehold



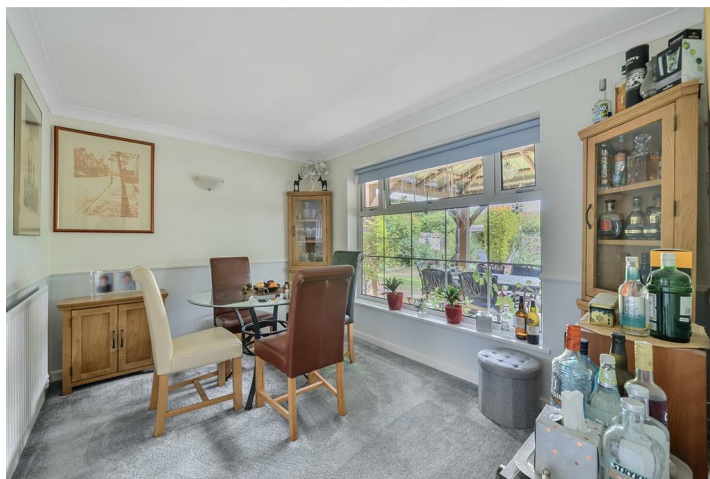
This spacious, well presented four bedroom detached family home is set on a generous corner plot in a quiet cul de sac on the edge of the Woosehill development. The 1980s built ex show home has been stylishly improved to create accommodation comprising of an entrance hall, cloakroom, smartly fitted kitchen leading into an impressive garden room, spacious living room, dining room and family room. On the first floor are four bedrooms, including a master bedroom with ensuite shower room and updated family bathroom. Additional highlights include newly installed solar panels, enhancing 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). © nichecom 2025. Produced for Michael Hardy. REF: 1297339

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

Michael Hardy
MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303