MICHAEL HARDY
SALES & LETTING

46, Heath Close,
Wokingham,
Berkshire, RG41 2PG

**£565,000 Freehold**

This well presented, three bedroom detached family home is set in a desirable cul-de-sac location close to local schools, shops, and Wokingham train station.The accommodation comprises an entrance hall, cloakroom, and a spacious living room with French doors leading out to the private rear garden. Upstairs, there are three generous first-floor bedrooms and a smartly fitted family bathroom equipped with both a shower and a bath. Outside, the rear garden is mainly laid to lawn, and the property further benefits from an adjoining garage alongside driveway parking for two vehicles.

- Smartly fitted kitchen/dining room
- Desirable cul-de-sac location
- Close to local schools and shops
- Spacious living room
- Driveway parking for two cars
- South facing rear garden

The enclosed rear garden features wooden fencing, a well maintained lawn, and a beautiful Indian sandstone patio spanning the back of the house, complete with outdoor wall lighting. The borders are well stocked with shrubs, and mature, well maintained conifer trees run along the rear boundary to provide excellent privacy. To the front, a block paved driveway provides off road parking for two vehicles, leading to a single adjoining garage equipped with light and power, alongside a covered entrance porch.

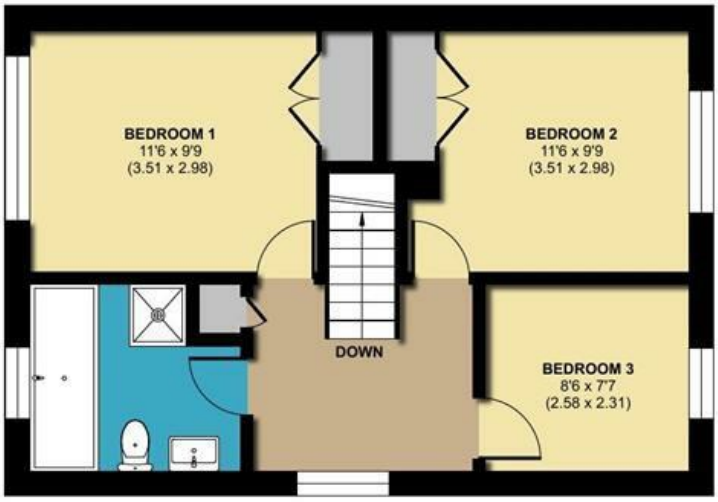
Heath Close is a popular and well established cul-de-sac within a quiet, highly sought-after residential area. It sits within easy reach of Wokingham town centre, excellent local schools, and everyday amenities. Wokingham mainline station provides direct services to Reading, London Waterloo, and Gatwick Airport, while major road links including the A329(M) and M4 are easily accessible. Nearby green spaces and scenic countryside walks further enhance the appeal of this ideal family location.

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

# Floorplan

## Heath Close, Wokingham

Approximate Area = 930 sq ft / 86.3 sq m
Garage = 132 sq ft / 12.2 sq m
Total = 1062 sq ft / 98.5 sq m
For identification only - Not to scale




FIRST FLOOR

GROUND FLOOR

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: 1520318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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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