



29, Kestrel Way  
Wokingham  
Berkshire, RG41 3HA

**OIEO £475,000 Freehold**



A three bedroom detached home located on a generous corner plot within the popular Woosehill development in Wokingham. The property offers excellent potential for extension (STPP) and provides spacious accommodation comprising an entrance hall, kitchen, dining room, living room and a cloakroom. Upstairs, there are three bedrooms and a family bathroom. The house would benefit from modernisation and redecoration throughout, allowing a purchaser the opportunity to create a home to their own taste and specification.

- Three bedroom detached home
- Cloakroom
- Garage and off street parking
- Requires modernisation and redecoration throughout
- Corner plot with scope to extend (STPP)
- Sought after location close to schools, shops and transport links

Outside, there is off-street parking leading to a single garage, while the corner position provides a generous plot with scope for future development or landscaping.

Kestrel Way is set within the desirable Woosehill area of Wokingham, close to a range of local amenities including a supermarket, doctor's surgery and sought-after schools. Wokingham town centre is within easy reach, offering an excellent selection of shops, restaurants and cafés, along with a mainline railway station providing regular services to London Waterloo and Reading. The area is also well served by road links, with the A329(M), M4 and M3 motorways all easily accessible.

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





## Kestrel Way, Wokingham

Approximate Area = 965 sq ft / 89.6 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1094 sq ft / 101.5 sq m

For identification only - Not to scale



GARAGE



FIRST FLOOR



GROUND FLOOR

 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: 1380570

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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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