

# HUNTERS<sup>®</sup>

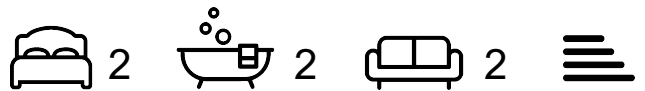
HERE TO GET *you* THERE



## Badgerwood

West Road, Wokingham, RG40 3GG

Asking Price £350,000



Hunters Estate Agents are delighted to present this beautifully presented 45' x 20' Tingdene park home with a stunning detached garage and wraparound gardens backing directly onto woodland, located within the highly sought-after Badgerwood Park in rural Berkshire.

Exclusively for the over 45s, this peaceful development offers the perfect blend of countryside living and convenience, with Wokingham, Crowthorne, Bracknell and Reading all easily accessible. Mainline stations at Wokingham and Crowthorne provide services to London Waterloo, while Reading serves London Paddington.

The park is pet friendly, accepting both cats and dogs, and benefits from natural gas central heating. Local doctors, dentists and vets are approximately five minutes away, with excellent access to the M3 and M4 motorways and nearby supermarkets in Wokingham.

The accommodation comprises an entrance hall, modern kitchen, spacious living room, three bedrooms, dressing room and en-suite to the principal bedroom. Outside offers patio-style wraparound gardens, woodland



### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.