

West Road, Wokingham

- Detached Garage!
- 42x20ft
- Over 45s
- Ensuite
- Only 4 Years Old!
- Private Driveway
- Large Wrap round Garden
- Two Large Double Bedrooms
- Large Entrance Hallway
- Exclusive Private Park

Asking Price £350,000

Tenure: Freehold

HUNTERS®

HERE TO GET *you* THERE

West Road, Wokingham

DESCRIPTION

Hunters Estate Agents are delighted to present this beautifully maintained 42' x 20' Prestige park home, featuring a superb detached garage and attractive wraparound gardens backing directly onto woodland, situated within the highly desirable Badgerwood Park in rural Berkshire.

Exclusively for the over- 45s, this peaceful and well-established development offers the ideal balance of countryside living and everyday convenience, with Wokingham, Crowthorne, Bracknell and Reading all within easy reach. Mainline railway stations at Wokingham and Crowthorne provide direct services to London Waterloo, while Reading offers fast connections to London Paddington.

The park is pet friendly, welcoming both cats and dogs, and benefits from natural gas central heating. Local doctors, dentists and veterinary practices are located approximately five minutes away, while excellent transport links via the M3 and M4 motorways and nearby supermarkets in Wokingham add to the property's appeal.

The accommodation comprises an entrance hall, modern fitted kitchen, spacious living room, two double bedrooms, and a dressing room with en-suite shower room to the principal bedroom.

Outside, the property enjoys well-maintained wraparound gardens with patio areas, delightful woodland views, a large detached garage and a useful storage shed.



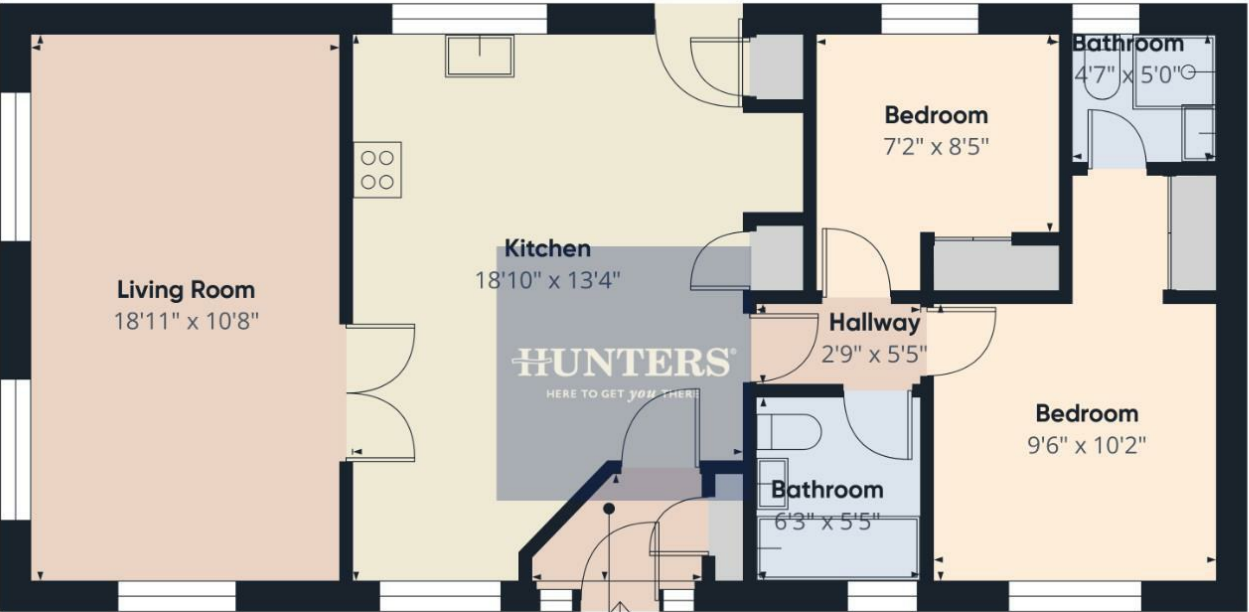


Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



Approximate total area^m
856 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

wokingham@hunters.com <https://www.hunters.com>



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

