

7, Kestrel Way Wokingham RG41 3HA



Offered to the market with no onward chain, a modern and smartly presented link detached family home with a large ground floor rear extension, set within walking distance of The Hawthorns Primary School, Morrisons supermarket and Woosehill Medical Centre. The 1,222 sq ft of accommodation provides on the ground floor an entrance hallway, cloakroom, front aspect living room, stunning kitchen/dining/family room with bi-fold doors to the rear garden, utility room with direct access to the single garage plus a further family room. On the first floor there are three good size bedrooms and a modern family bathroom. The front has a block paved driveway for two vehicles and an area of lawn whilst at the rear is a secluded landscaped garden with shaped patio areas and lawn being enclosed on all boundaries with gated rear access and a brick built store. The property has UPVC double glazing and gas radiator heating with an EPC rating D. For more detailed material property information please click on the various brochure links.

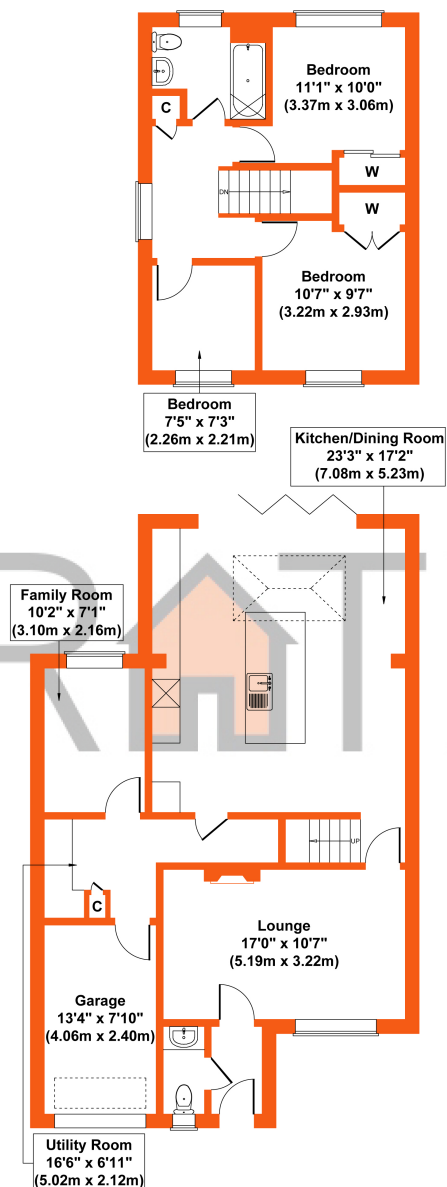
£550,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

mark RATH



Approx. Gross Internal Floor Area 1222 sq. ft. (113.5 sq. m.)
(Excluding Garage)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.
Produced by The Plan Portal 2025



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.