

## 25, Bedfordshire Way Wokingham RG41 3BA



A stunning extended detached family home tucked away in a quiet corner of the Woollah development with an impressive 2185 sq ft of space arranged over two floors, double garage and a landscaped west facing rear garden. The accommodation comprises: entrance porch, access to garage, inner hallway, cloakroom, study, lounge, utility room and refitted kitchen/breakfast room leading through into a 20ft family room with bi-fold doors opening out into the garden. On the first floor there is an impressive master bedroom suite with dressing room and large en suite shower room. For those with a larger family there are three further double bedrooms thereby avoiding the usual argument over who gets the small room, these bedrooms are served by a family bathroom.

For more detailed material property information please click on the various brochure links.

### £850,000 Freehold

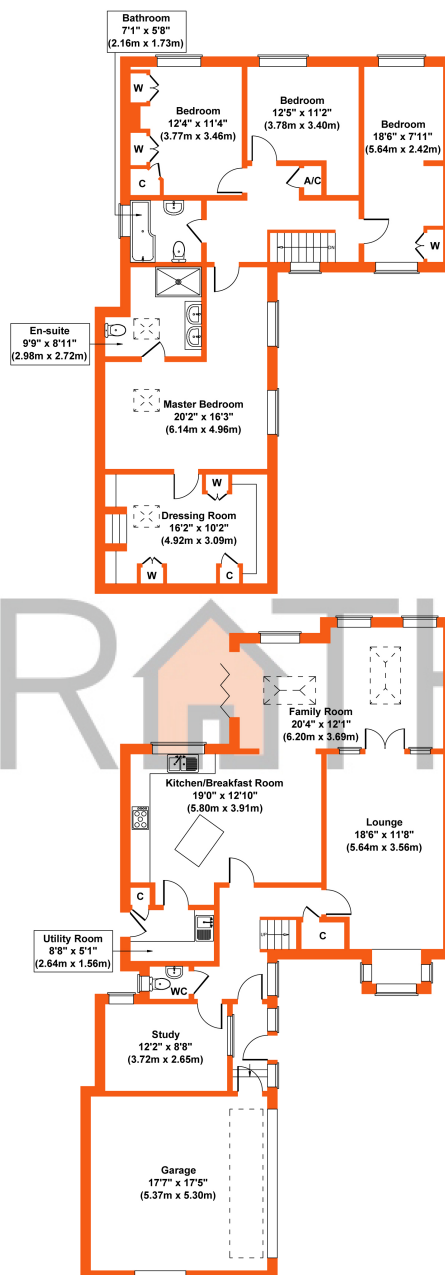








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Approx. Gross Internal Floor Area 2185 sq. ft. (203.0 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.