



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

1, Peacock Walk, Wokingham, Berkshire, RG41 3XN

£475,000
Freehold

Peacock Walk, Wokingham

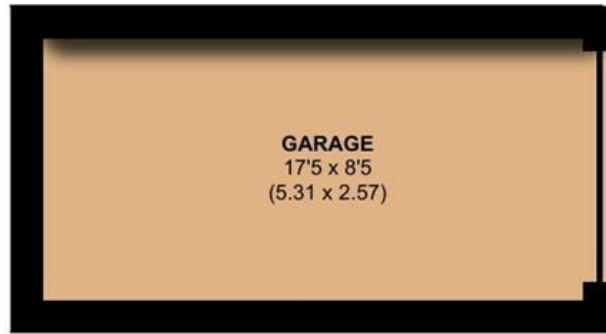
Approximate Area = 947 sq ft / 88 sq m

Outbuilding = 125 sq ft / 11.6 sq m

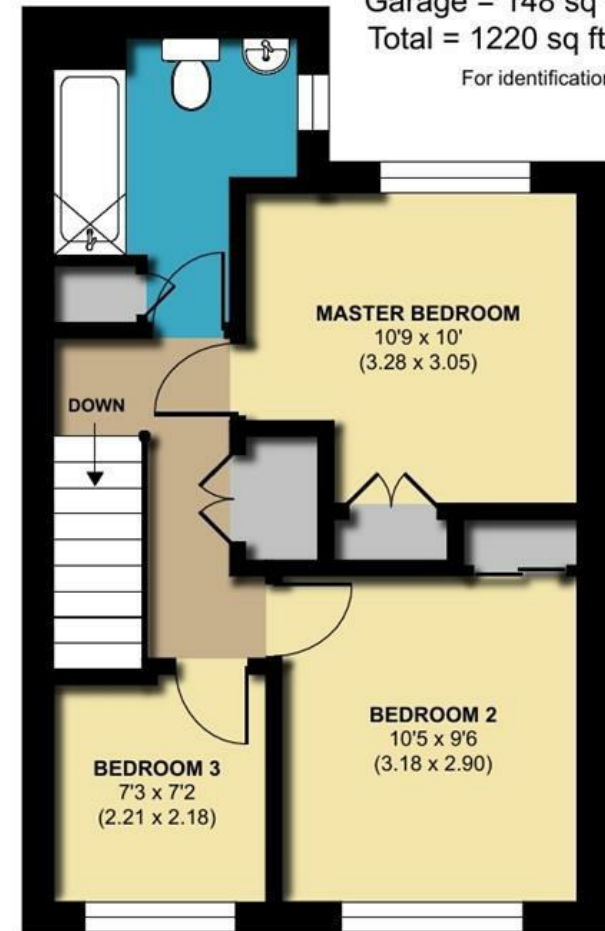
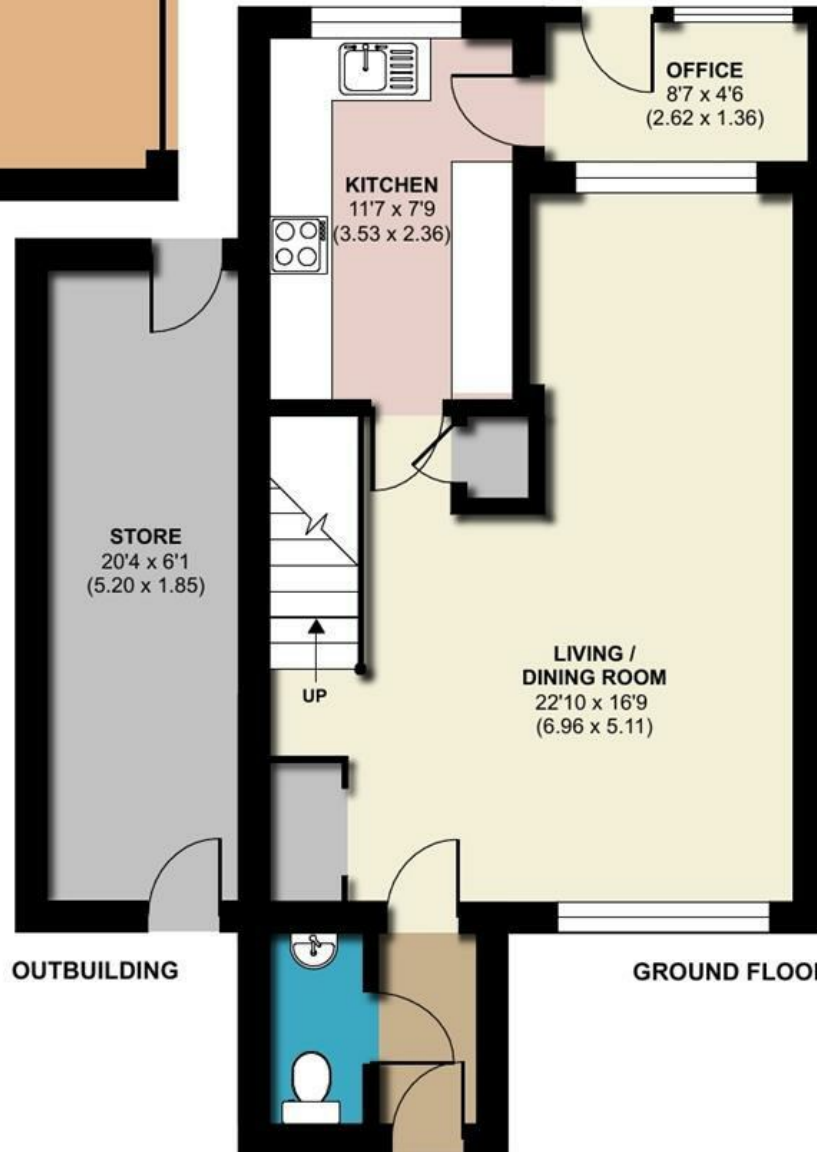
Garage = 148 sq ft / 13.7 sq m

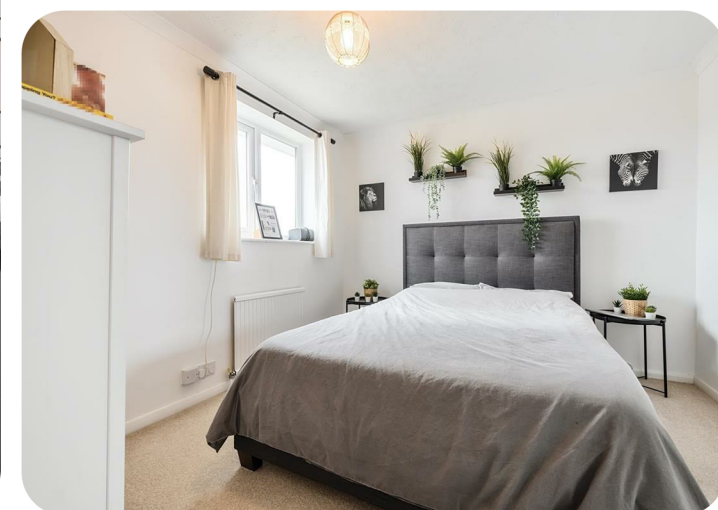
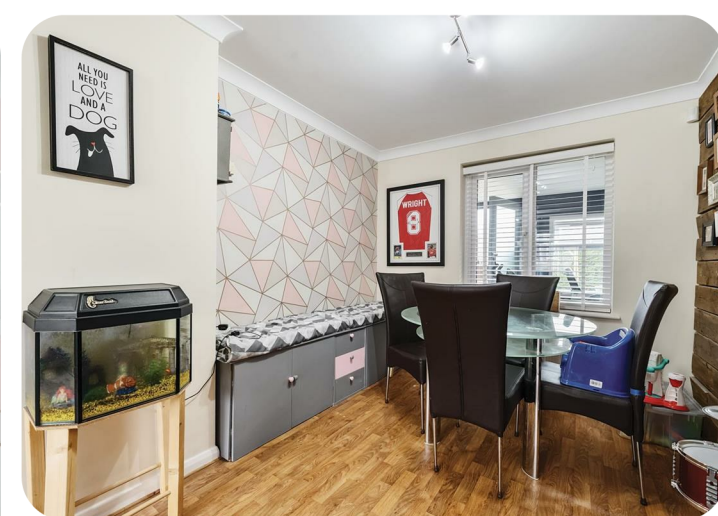
Total = 1220 sq ft / 113.3 sq m

For identification only - Not to scale



GARAGE (in block at rear)





This smartly presented three bedroom end of terrace house is set in a quiet pedestrianised residential area on the popular Woosehill development. The spacious accommodation comprises entrance porch, spacious living/dining room, cloakroom, kitchen and a heated office. There are three first floor bedrooms and a refitted family bathroom. Outside the rear garden is laid to lawn with a garage in a block and parking at the rear.

- Open plan living/dining room
- Office overlooking the garden
- Impressive galley kitchen
- Covered outside entertaining area
- Garage at rear
- Close to local schools and shops

Situation
 Built by Heron Homes in the 1970's and early 1980's, Peacock Walk forms part of the Woosehill development. Set on the edge of the estate, the properties overlook mature parkland interspersed with trees and shrubs and crossed by lit pathways. The train station is within walking distance, as are shops, including a supermarket and local schools, which are on the way in to the development. There is access via Winnersh to both the A329(M) and M4.

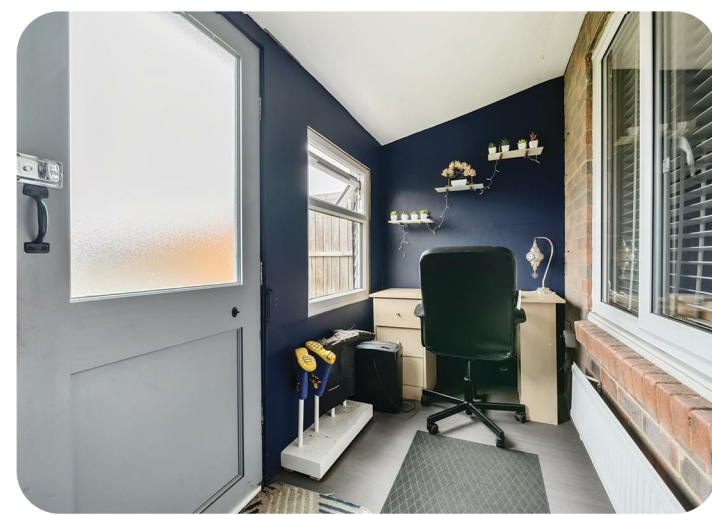
Outside
 The rear garden is laid mainly to lawn with a path leading to the covered entertaining area at the rear of the garden. There are raised shrub borders and a variety of plants and a bank of conifer trees with steps down to the garage and parking at the rear and ample enclosed storage at the side of the house.

Energy Performance Rating
 C

Council Tax Band
 D

Local Authority
 Wokingham Borough Council

Directions
 Leave Wokingham on the Reading Road on reaching the Woosehill roundabout turn left, take the third left into Heron Road, a left into Kestrel Way, Eagle Close will be found third cul de sac on the right, Peacock Walk will be sign posted.



Residential Sales and Lettings

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N.B. Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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