



17, Sheridan Way
Wokingham
Berkshire, RG41 3AP

OIEO £600,000 Freehold



This spacious four bedroom detached family home is set on the desirable Woosehill development close to local schools and woodland. The ground floor accommodation comprises entrance hall, cloakroom, living room leading onto dining room, conservatory, kitchen/breakfast room, utility room and garage. There are four first floor bedrooms including a master bedroom with en suite shower room and a family bathroom.

- 1524 Sq Ft / 141.5 Sq m
- Water softener installed
- Quiet cul de sac
- The property is also alarmed
- Four bedrooms
- Close to nearby countryside walks & good schools

The front is open plan with driveway parking for two vehicles with the remainder laid to lawn. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing and a shed.

Sheridan Way forms part of the younger 'Heron' development on Woosehill. Set on the edge of the development it abuts woodland; the train station is within walking distance. There are local shops, including a supermarket, on the road into the estate and the A329(M)/M4 can be accessed either via Winnersh or from the east of town.

Council Tax Band: F
Local Authority: Wokingham Borough Council
Energy Performance Rating: D

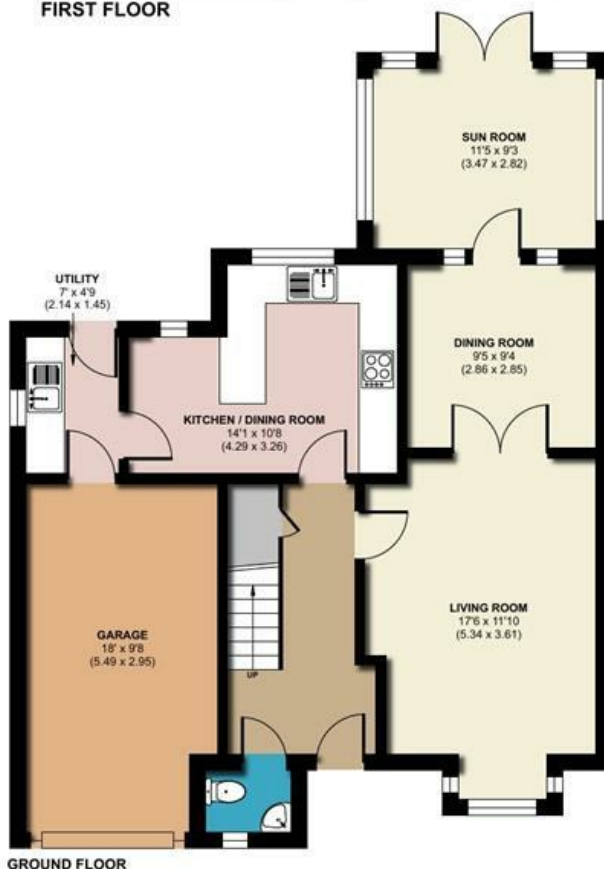
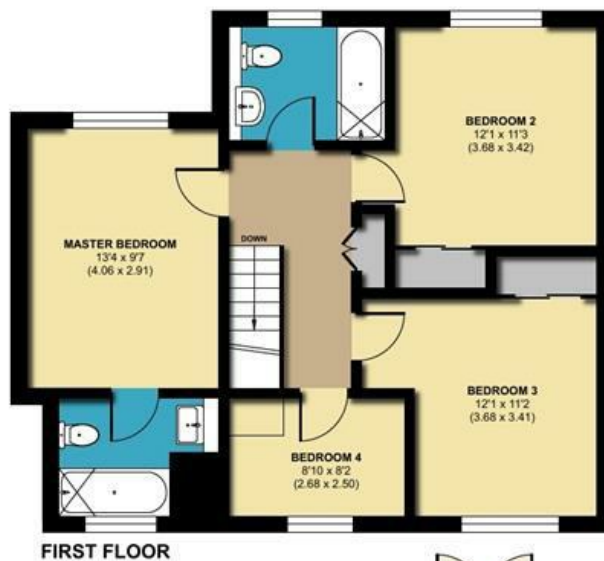




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Approximate Area = 1524 sq ft / 141.5 sq m (includes attached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1239227

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

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