



2, Ash Way  
Wokingham  
Berkshire, RG41 4UW

**£695,000 Freehold**





This well presented four bedroom detached family home is set on a well maintained plot on the popular Elizabeth Park Development in Barkham. The versatile accommodation comprises entrance hall, cloakroom, front-aspect study, spacious living room leading into the conservatory/dining room which overlooks the well maintained rear garden, galley kitchen with adjoining utility and breakfast bar. There are four first floor bedrooms including a master bedroom and family bathroom. The rear garden is well stocked with ample driveway parking in front of the detached double garage.

- Elizabeth Park Development
- Conservatory/dining room
- South west facing rear garden
- Spacious living room
- Master bedroom with en suite shower room
- Over 1574 Sq Ft of space including garage

The rear garden is enclosed by wooden fencing and predominantly laid to lawn, complemented by mature shrub borders. A paved patio area spans the rear of the house, offering a great space for outdoor relaxation. Gated side access leads to the front driveway, which provides parking for two vehicles and gives access to a double garage with an up-and-over door, equipped with light and power. The front garden is neatly laid to lawn, enhancing the property's curb appeal.

Ash Way is a desirable setting which forms part of the Elizabeth Park development in Barkham. The area comprises an attractive mix of mostly three and four bedroom family homes adjacent to a park and countryside walks. Wokingham train station is approximately 2½ miles distance and there is access to Reading and Camberley via the A327 and the A329(M)/M4 via Winnersh.

Council Tax Band: E  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: C







## Ash Way, Wokingham, RG41

Approximate Area = 1263 sq ft / 117.3 sq m

Garage = 311 sq ft / 28.8 sq m

Total = 1574 sq ft / 146.1 sq m

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: 1262839

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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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