

# HUNTERS<sup>®</sup>

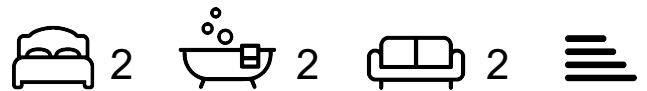
HERE TO GET *you* THERE



## West Road

Wokingham, RG40 3GG

Asking Price £325,000

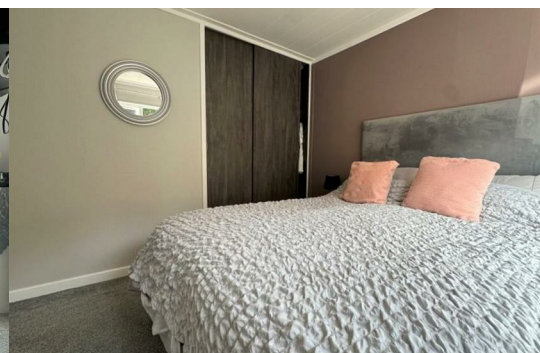


Welcome to 11 Badgerwood, a stunning and modern 2-bedroom, 2-bathroom 2 reception home nestled within a beautiful, private, and gated park on the outskirts of Wokingham and Crowthorne. Located in an exclusive development that is just 2 years old, this property offers contemporary living at its finest.

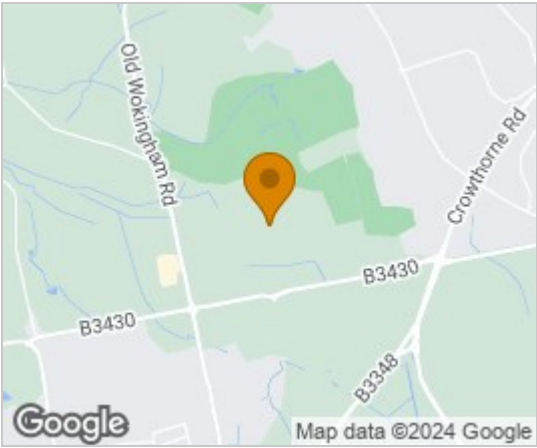
This spacious residence, measuring an impressive 40ft by 20ft, boasts a bright and airy open-plan kitchen and dining area, perfect for entertaining. The kitchen is fitted with high-end appliances and sleek finishes, flowing seamlessly into a generously-sized living room that invites relaxation.

Surrounded by lush greenery, this pet-friendly site offers a peaceful retreat while still being conveniently close to local amenities. Enjoy the tranquility of this well-maintained community, where modern comforts meet the beauty of nature.

11 Badgerwood is the ideal home for those seeking a blend of luxury, privacy, and convenience in a picturesque setting. Don't miss the opportunity to make this exceptional property your own.



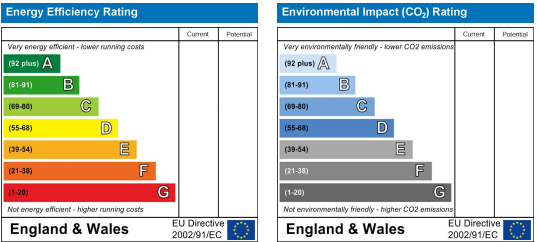
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.