



William Heelas Way, Wokingham

- No Onward Chain!
- 3 Bedrooms
- Separate living room
- WC
- Easy access to A329
- Detached
- 2 Bathrooms
- Open plan kitchen diner
- 2 Allocated Parking Spaces
- St crispins school catchment

Asking Price £500,000

Tenure: Freehold

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William Heelas Way, Wokingham

DESCRIPTION

Introducing this spacious 3-bedroom detached home on William Heelas Way, nestled in a peaceful corner of the Montague Park development. Built just 7 years ago, the property still benefits from 3 years remaining on its NHBC warranty, offering peace of mind for prospective buyers. Featuring two well-appointed bathrooms, including a stylish ensuite to the master bedroom, this home is perfect for families or those seeking extra space.

With two allocated parking spaces, convenience is key. Tucked away on a quiet road, you'll enjoy the calm surroundings while still being close to local amenities and transport links. A perfect blend of comfort, space, and privacy.

To be sold to parties with no chain involved.





Floor 0



Floor 1



Approximate total area¹⁾
861.33 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Council Tax: D

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		94	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B	83		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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

Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

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