



13, Bowyer Crescent
Wokingham
Berkshire, RG40 1TF

OIEO £740,000 Freehold



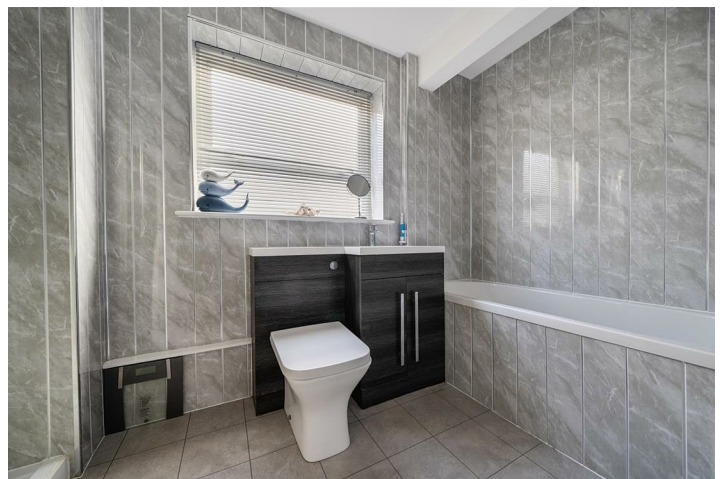
This stunning four bedroom detached family home is set in a desirable location walking distance of Wokingham town centre, local schools and Cantley Park. The well presented accommodation comprises entrance hall, spacious living room, open plan kitchen/dining room, utility room and cloakroom. There are four generous first floor bedrooms and refitted family bathroom. Outside there is a south facing rear garden, annexe comprising bedroom with ensuite shower room, kitchenette and living room. Garage, shed and driveway parking.

- Over 1750 Sq Ft of space
- Impressive kitchen/dining room
- Annexe with kitchen /living room
- Spacious living room
- South facing garden
- Walking distance to town

The south facing rear garden is enclosed by wooden fencing, laid to lawn with an area of patio across the rear and a path leading to the annexe. There are mature trees and raised shrub borders and brick barbeque. Gated side access leads to the block paved driveway which provides parking for two vehicles. There is a large shed and single garage with electric roller door.

Bowyer Crescent forms part of this established residential area, built around the early 1970's and set just north of the town. There is access via the east of Wokingham to the A329(M)/M4. The restaurants and shops of the town are within walking distance. Also nearby is Cantley Park which hosts a wide range of sporting activities set within 75 acres of open parkland interspersed with attractive walks.

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





Bowyer Crescent, Wokingham

Approximate Area = 1302 sq ft / 120.9 sq m

Garage = 145 sq ft / 13.4 sq m

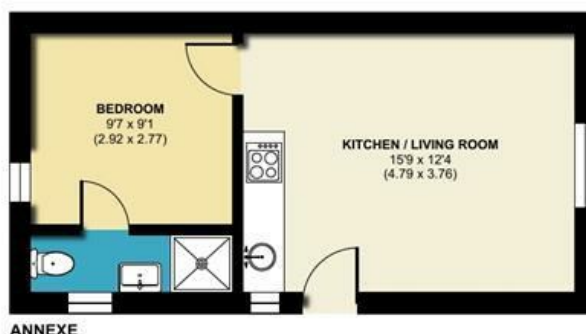
Annexe = 318 sq ft / 29.5 sq m

Total = 1765 sq ft / 163.8 sq m

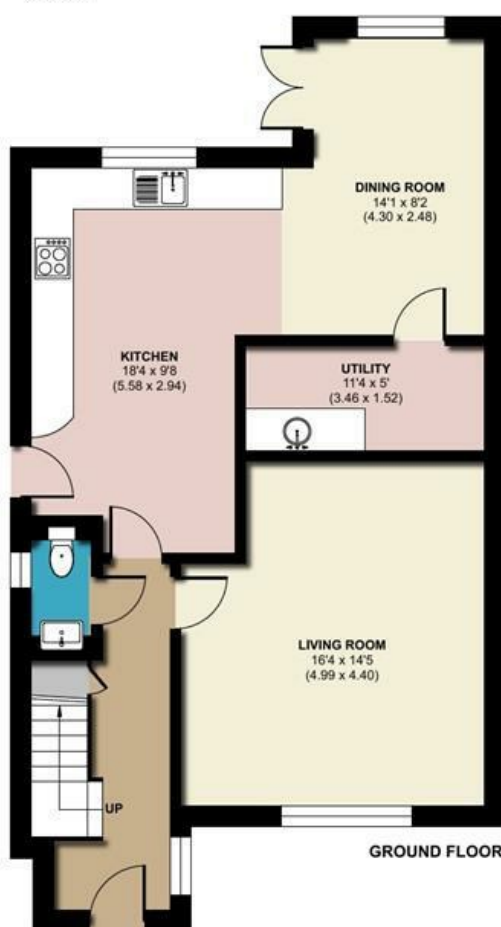
For identification only - Not to scale



GARAGE



ANNEXE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1402189

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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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