



**29, Kestrel Way
Wokingham
Berkshire, RG41 3HA**

OIEO £475,000 Freehold



A three bedroom detached home located on a generous corner plot within the popular Woosehill development in Wokingham. The property offers excellent potential for extension (STPP) and provides spacious accommodation comprising an entrance hall, kitchen, dining room, living room and a cloakroom. Upstairs, there are three bedrooms and a family bathroom. The house would benefit from modernisation and redecoration throughout, allowing a purchaser the opportunity to create a home to their own taste and specification.

- Three bedroom detached home
- Cloakroom
- Garage and off street parking
- Requires modernisation and redecoration throughout
- Corner plot with scope to extend (STPP)
- Sought after location close to schools, shops and transport links

Outside, there is off-street parking leading to a single garage, while the corner position provides a generous plot with scope for future development or landscaping.

Kestrel Way is set within the desirable Woosehill area of Wokingham, close to a range of local amenities including a supermarket, doctor's surgery and sought-after schools. Wokingham town centre is within easy reach, offering an excellent selection of shops, restaurants and cafés, along with a mainline railway station providing regular services to London Waterloo and Reading. The area is also well served by road links, with the A329(M), M4 and M3 motorways all easily accessible.

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating: D





Floorplan

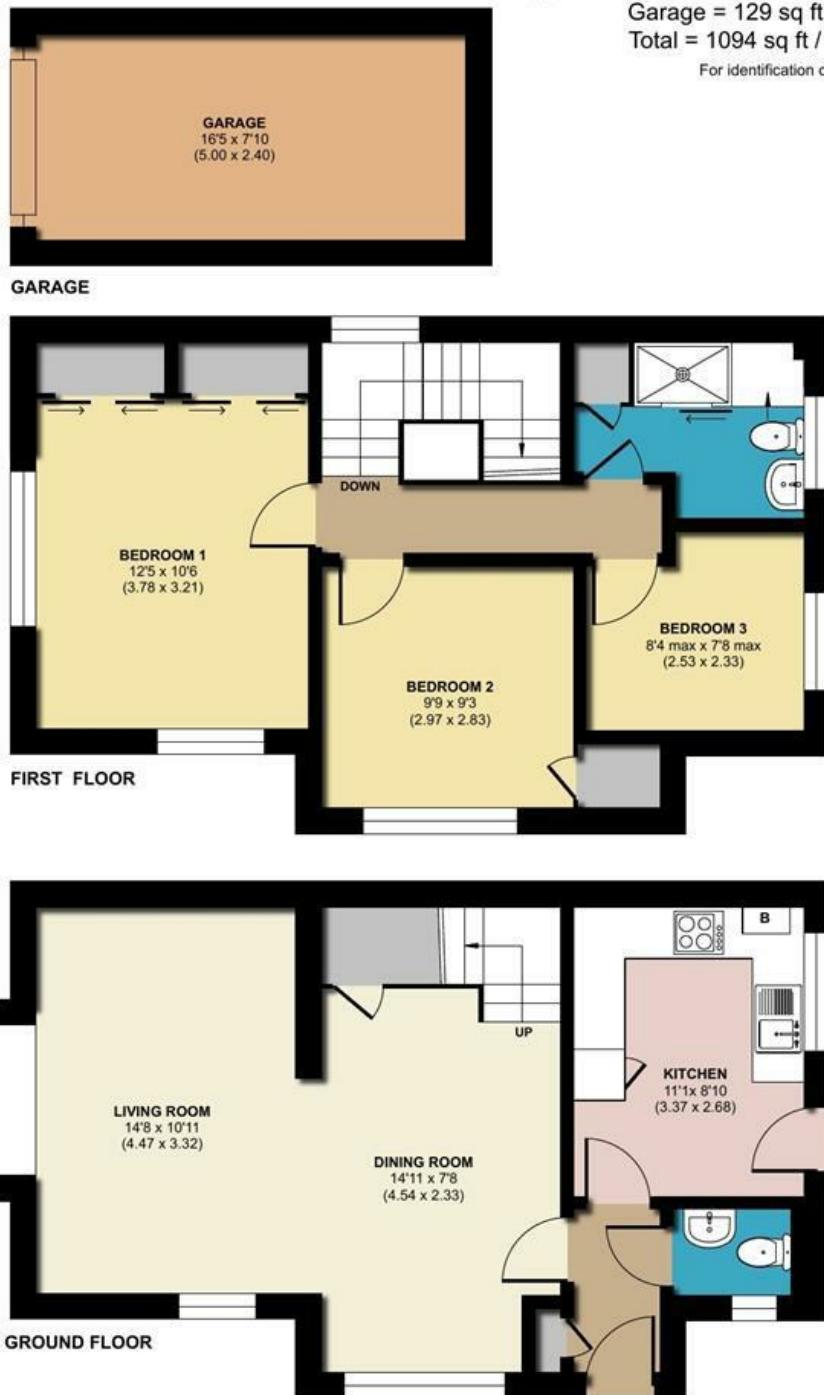
Kestrel Way, Wokingham

Approximate Area = 965 sq ft / 89.6 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1094 sq ft / 101.5 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: 1380570

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk


MICHAEL HARDY
SALES & LETTING

These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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.
Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999
crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk