



13, Benning Way
Wokingham
Berkshire, RG40 1XX

£565,000 Freehold



This extended four bedroom detached family home is situated in a desirable location within easy walking distance of Wokingham town centre. The accommodation comprises a kitchen, spacious living room leading into the dining room, family room, cloakroom, and garden room overlooking the rear garden. There are four first floor bedrooms and a family bathroom. Outside, the enclosed rear garden is well stocked, and there is driveway parking at the front along with a single garage.

- Offered with no chain
- Four reception areas
- Private rear garden
- Spacious family home
- Generous master bedroom
- Walking distance to town

The garden is laid mainly to lawn enclosed by wooden fencing with mature shrub borders with a variety of mature, well maintained trees. A glazed door leads into the rear of the single garage with an electric roller door to the front. Gated side access leads to the front block paved driveway which offers parking for two vehicles. The front garden is laid to lawn.

Benning Way 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: E
Local Authority: Wokingham Borough Council
Energy Performance Rating: D





Floorplan

Benning Way, Wokingham

Approximate Area = 1187 sq ft / 110.2 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1326 sq ft / 123.1 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 2026.
Produced for Michael Hardy. REF: 1400071

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