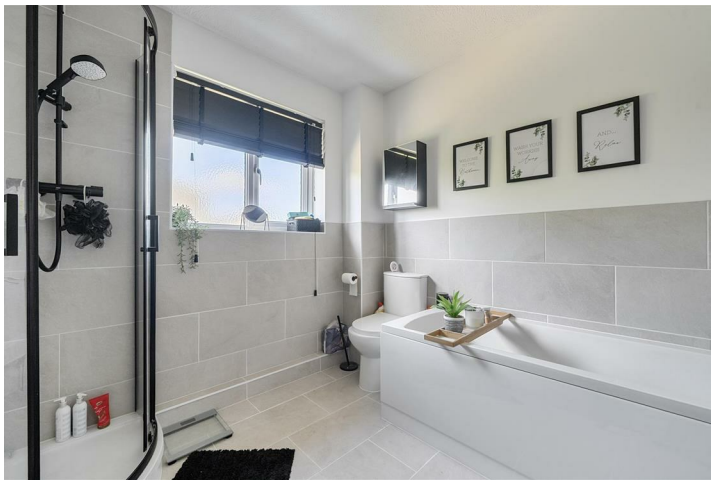
MICHAEL HARDY
SALES & LETTING



20, Eden Way,
Winnersh,
Berkshire, RG41 5PQ

£485,000 Freehold





A well-presented four-bedroom semi-detached home situated on Eden Way, Wokingham, offering versatile accommodation arranged over three floors. The ground floor provides a generous living room, fitted kitchen/dining room and cloakroom, while the first floor offers three bedrooms and a family bathroom. The second floor has been converted to create an impressive fourth bedroom within the loft space, providing an excellent principal suite or flexible additional living space. The property also benefits from driveway parking and an integral garage.

- Four bedroom semi-detached home
- Kitchen/dining room and separate living room
- Cloakroom
- Versatile three-storey accommodation
- Converted loft providing fourth bedroom
- Driveway parking and integral garage

To the front, the property benefits from a private driveway providing off-street parking, with access to the integral garage. The garage provides useful additional storage and parking, while the property also benefits from access to the loft/eaves areas, as indicated on the floor plan.

Eden Way is situated within a popular residential area of Wokingham, well placed for access to local schools, amenities and recreational facilities. Wokingham town centre is within easy reach, offering a wide selection of shops, cafés, restaurants and leisure facilities, together with excellent transport links including the mainline railway station. The location also provides convenient access to the surrounding road network, making it well suited to families and commuters.

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





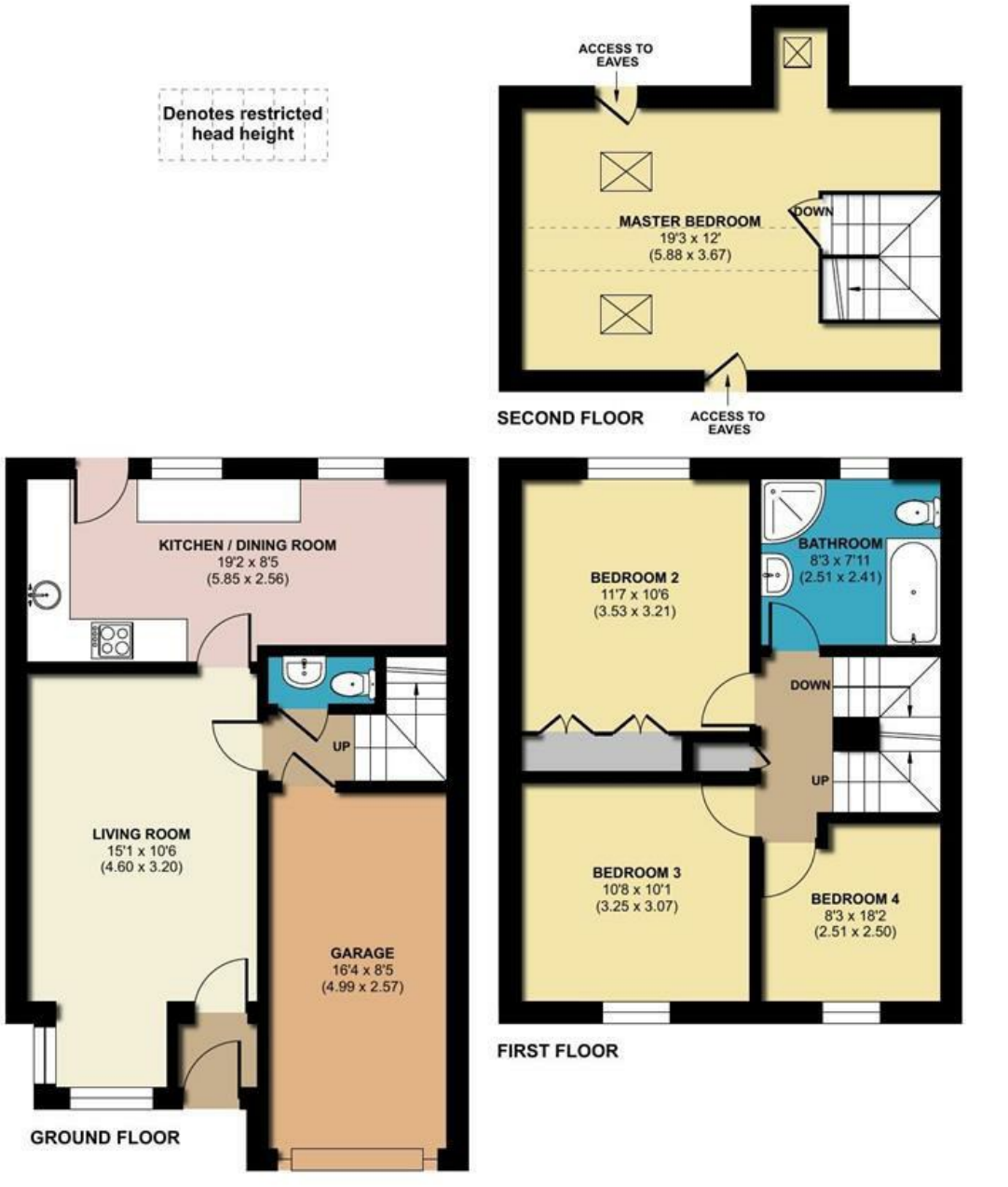

UTENSILS
COFFEE & TEA



Floorplan

Eden Way, Winnersh

Approximate Area = 933 sq ft / 86.6 sq m
Limited Use Area(s) = 180 sq ft / 16.7 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1247 sq ft / 115.8 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: 1504282

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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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