



34 BEARWOOD PARK, BEARWOOD PATH, WINNERSH, WOKINGHAM, RG41 5SR  
**£135,000**

## CHARMING TWO-BEDROOM PARK HOME IN NEED OF MODERNISATION – BEARWOOD PARK (OVER 55S)

**Winkworth**

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## DESCRIPTION:

Located on the peaceful and well-regarded Bearwood Park site, this two-bedroom park home offers an excellent opportunity for buyers looking to put their own stamp on a property. Exclusively for residents aged over 55, the community provides a quiet and welcoming environment.

The home features a spacious living room, a separate dining area, and a generous kitchen which offers plenty of scope for updating and reconfiguration to suit modern tastes. Both bedrooms are well proportioned with in built wardrobes. Rounding off the accommodation is the bathroom.

Externally, the property benefits from a garage and an additional parking space, providing convenience for both residents and visitors. Surrounding outside space also offers potential for creating a pleasant low-maintenance garden.

With its strong potential and desirable location, this park home is perfect for those seeking a project within a tranquil, over-55s community. Early viewing is highly recommended.

Please note the pitch fee is £209.78 per month

## AT A GLANCE

- No onward chain
- Exclusively for residents aged over 55
- Two-bedroom PARK HOME with excellent potential for modernisation
- Situated on the family run Bearwood Park site
- Spacious living room and separate dining area
- Generous kitchen offering scope for updating
- Garage and Driveway Parking
- Calor Gas Tank
- Broadband - Ultrafast 1000 Mbps
- Mobile Coverage EE, Vodafone & Three
- Satellite / Fibre TV Availability Bt & Sky

**Council Tax Band: A**



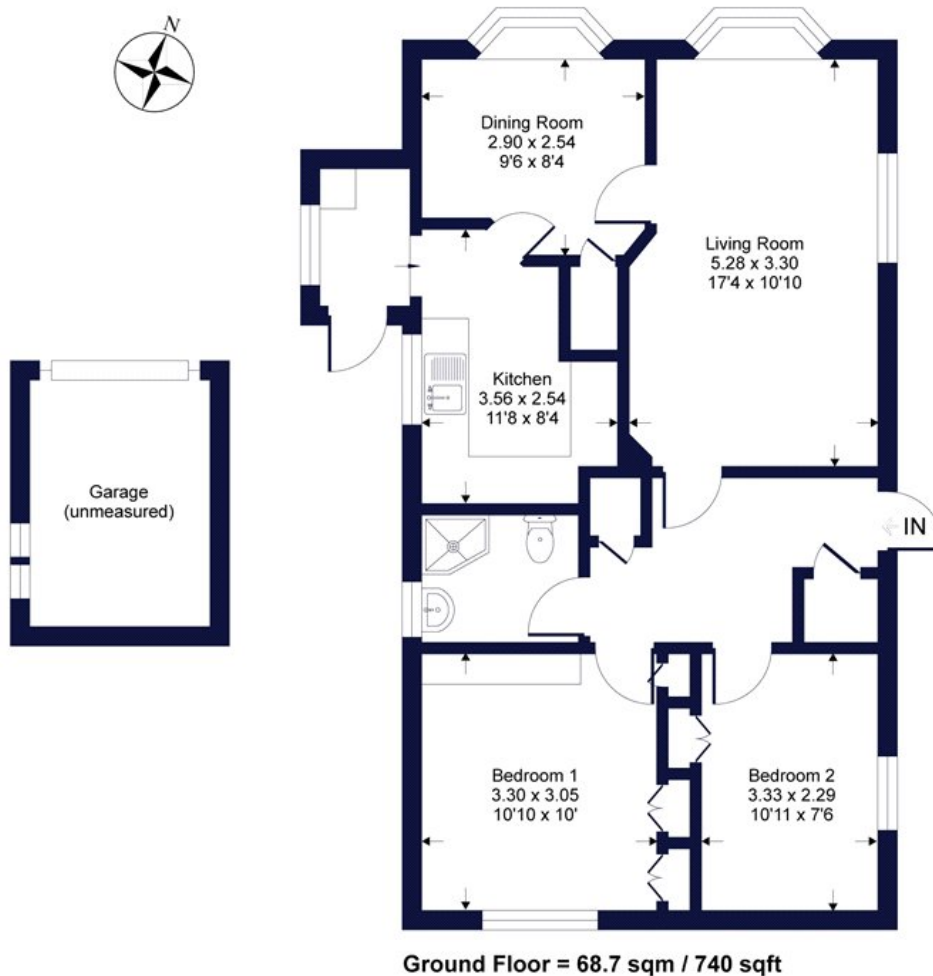




## Bearwood Park

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Approximate Gross Internal Area = 68.7 sq m / 740 sq ft  
(excludes garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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