



30 WAYSIDE, WOKINGHAM, BERKSHIRE, RG41 1AD  
**£580,000 FREEHOLD**

**Winkworth**



## WAYSIDE

This immaculately presented four bedroom town house has been well looked after and improved by the current owners and is offered to the market with no onward chain. The property is conveniently situated for highly regarded Wokingham schools and transport links to London and offers a decent level of privacy backing onto woodland.

As you enter this lovely property you are welcomed into the hallway which in turn leads to the kitchen, living room and downstairs cloakroom. The kitchen double ups as a breakfast area with room for a small table and chairs. As you make your way down the hall you are welcomed into the living room leading through the French doors into the conservatory which enjoys the benefit of underfloor heating. The ground floor also has a downstairs cloakroom.

To the first floor you will find a well-proportioned double bedroom, family bathroom & the 4th bedroom, which can easily be used as a study for those that work from home. To conclude the accommodation, the second floor comprises the master bedroom with en suite and built-in wardrobes and another double bedroom.

The private rear garden backs onto woodland and has been beautifully landscaped by the current owners being laid mainly to lawn with a raised decking area to enjoy al fresco dining in the summer months. To the front of the property is driveway parking for 2 cars, a garage and a car charging point.

For those that are unfamiliar with the town of Wokingham, you'll be pleased to know that it is consistently voted one of the best places to live in the UK making it an ideal place to raise children, retire to or buy your next home.

**EPC: C**

**Wokingham** | 01189 072777 | [wokingham@winkworth.co.uk](mailto:wokingham@winkworth.co.uk)



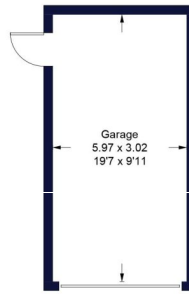




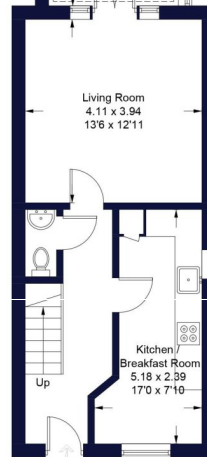
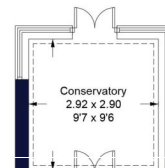
## Wayside

Approximate Gross Internal Area Total = 121.5 sq m / 1307 sq ft  
Garage = 17.8 sq m / 191 sq ft  
Total = 139.3 sq m / 1498 sq ft

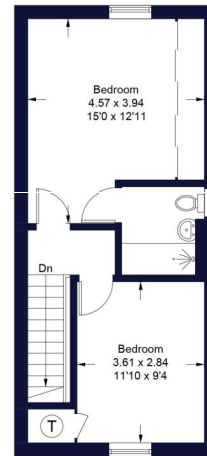
**Winkworth**



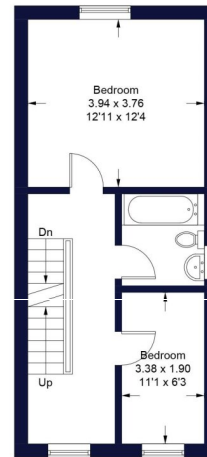
(Not Shown In Actual Location / Orientation)



**Ground Floor**  
Sq m 46.9 / Sq ft 505



**Second Floor**  
Sq m 37.3 / Sq ft 401



**First Floor**  
Sq m 37.3 / Sq ft 401

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1039293)

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