info@mrresidential.co.uk
www.mrresidential.co.uk
01183 347348

# 2, Walnut Close Wokingham RG41 4BG



An extended Bryant home on the popular Buttercups development within walking distance of the station and town centre tucked away in a corner of a quiet cul de sac with generous sized east, southeast facing garden, garage and driveway. The spacious accommodation which would benefit from modernisation amounts to 1681 sq ft and comprises: entrance hall with cloakroom, living room, dining room and conservatory. There is a 15 ft kitchen with adjoining utility room along with internal access into a 23'11 ft x 9ft garage. On the first floor, there is a generous sized 18ft main bedroom with en suite bathroom, four further good sized bedrooms and a family bathroom. The property has gas central heating, single glazed wooden framed windows and an EPC-C . For more detailed material property information please click on the various brochure links.

## £650,000 Freehold









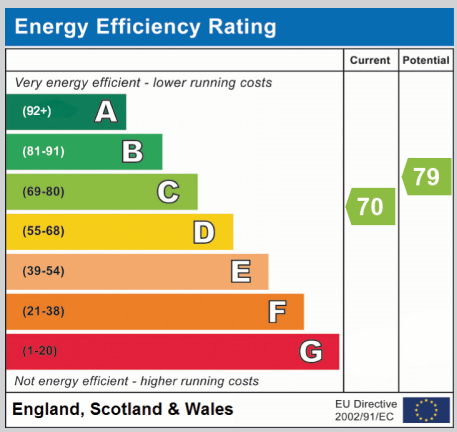




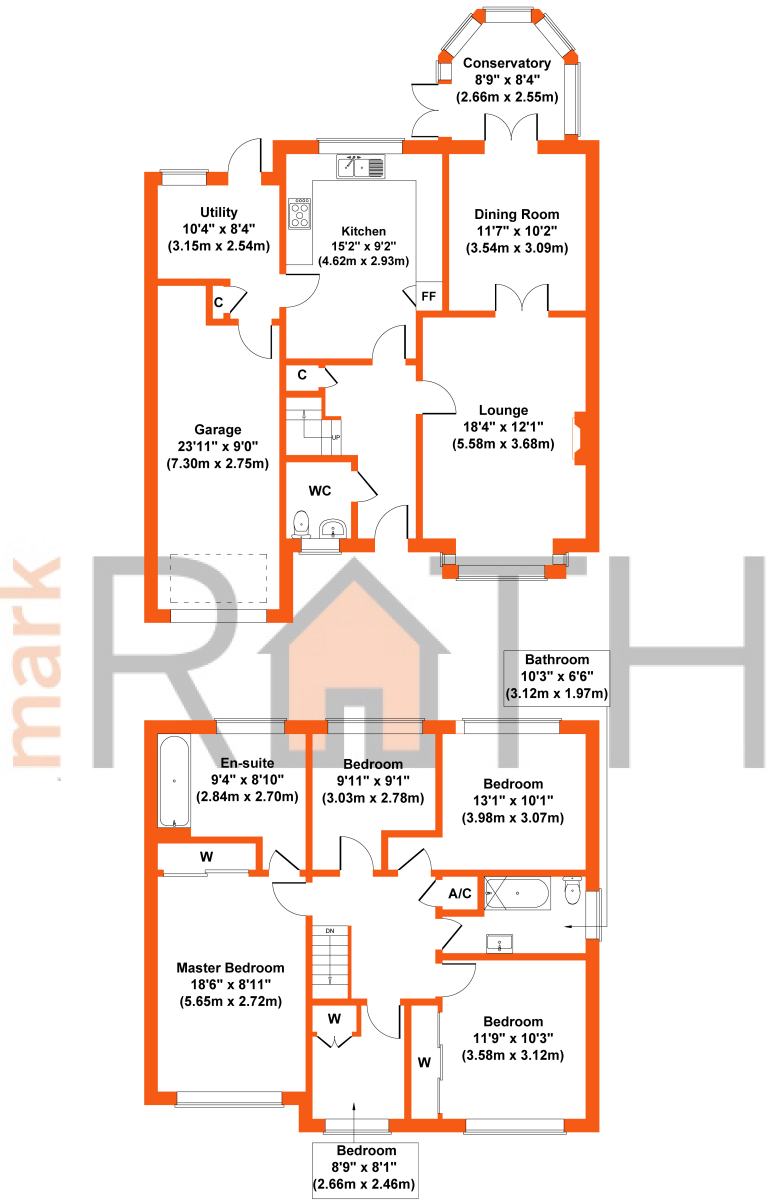









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**Approx. Gross Internal Floor Area**
**House : 1681 sq. ft. (156.2 sq. m.)**
**Garage : 199 sq. ft. (18.5 sq. m.)**
**Total : 1880 sq. ft. (174.7 sq. m.)**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

**Produced by The Plan Portal 2026**

The Property Ombudsman

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.

mark RATH residential

Mark Rath Residential
4A Old Row Court Rose Street
RG40 1XZ

info@mrresidential.co.uk
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