MICHAEL HARDY
SALES & LETTING



7, Stokes Path,
Wokingham,
Berkshire, RG40 1LT

**OIEO £475,000 Freehold**





A well proportioned three-bedroom, two bathroom townhouse situated on Stokes Path in Wokingham. Offering approximately 1,130 sq ft of accommodation arranged over three floors, the property provides versatile living space, ideally suited to modern family life. The ground floor features a spacious living/dining room a separate kitchen and a cloakroom, while the first floor offers two bedrooms and a family bathroom. The second floor is dedicated to the principal bedroom, which benefits from its own en suite, creating a private retreat away from the main living areas. The property also benefits from a particularly attractive garden, side by side off street car port parking and the added advantage of the vendors having already found a property to purchase.

- Three bedroom townhouse
- Spacious living/dining room and separate kitchen
- Larger than average garden with patio and shed
- Approximately 1,130 sq ft of accommodation
- Principal bedroom with en suite
- Side by side car port parking

The property benefits from side by side off street car port parking, providing convenient parking for two vehicles. To the rear is a slightly larger than average garden compared with neighbouring properties, predominantly laid to lawn with a paved patio area, garden shed and gated rear access. The additional garden space provides an excellent setting for outdoor dining, entertaining and relaxing.

Stokes Path is situated within a popular residential area of Wokingham, conveniently positioned for access to the town centre and its wide selection of shops, cafés, restaurants and everyday amenities. Wokingham railway station provides regular services towards Reading and London, while the surrounding road network offers convenient access to the M4 and neighbouring towns, including Reading and Bracknell. The area also benefits from nearby schools, parks and recreational facilities, providing a balance of convenient town living and outdoor space.

Council Tax Band: E
Local Authority: Wokingham Borough Council
Energy Performance Rating: B









# Floorplan

## Stokes Path, Wokingham

Approximate Area = 1130 sq ft / 104.9 sq m
Limited Use Area(s) = 136 sq ft / 12.6 sq m
Total = 1266 sq ft / 117.5 sq m
For identification only - Not to scale

Denotes restricted head height




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: 1540970


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

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999
crowthorne@michael-hardy.co.uk
**www.michael-hardy.co.uk**



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