



201, Reading Road
Wokingham
Berkshire, RG41 1LJ

OIEO £600,000 Freehold



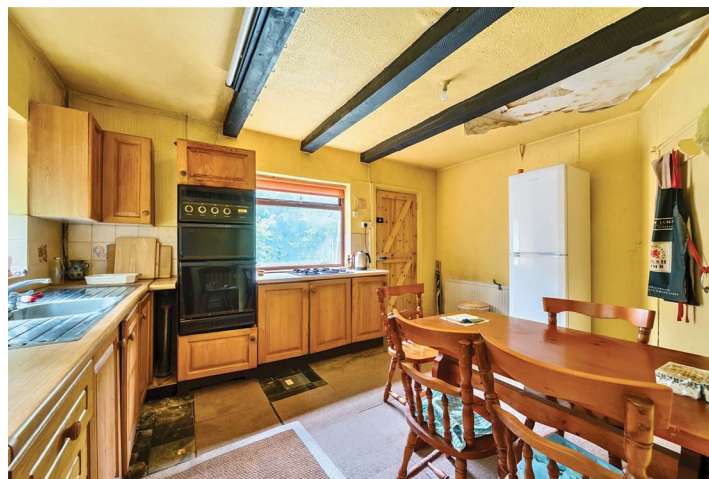
This four bedroom detached house, set on a generous tree lined plot to the west of Wokingham town centre, presents a great opportunity for full renovation and improvement, the property offers great potential to create a spacious and modern family home in a sought after location. The accommodation comprises a living room, a dining room that overlooks the private rear garden, a kitchen, and a cloakroom. Upstairs, there are four bedrooms and a family bathroom with a separate W/C. To the front, there is ample driveway parking, while the substantial rear garden features a variety of mature specimen trees, including several oak trees at the rear boundary offering a private and picturesque outdoor space. Planning Approval for One detached dwelling and detached double garage. Planning No: 243132

- Development potential
- Generous plot
- Close to schools and parkland
- Four bedrooms
- Tree lined setting
- Woodland at rear of large garden

Outside the rear garden is enclosed by wooden fencing and mature hedge borders and a wooden shed. There is woodland at the rear of the garden and ample driveway parking at the front of the house which is screened from the Reading Road by hedging and trees which create privacy at the front.

Reading Road is an established, mature and popular road set on the western side of Wokingham bordering Winnersh, close to a variety of schools and Sainsbury supermarket. There are lovely countryside/woodland walks on the doorstep. For the commuter there is a mainline station in Wokingham (Waterloo line), Winnersh and Bracknell plus the A329(M)/M4 can be accessed from the east of town or Winnersh.

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





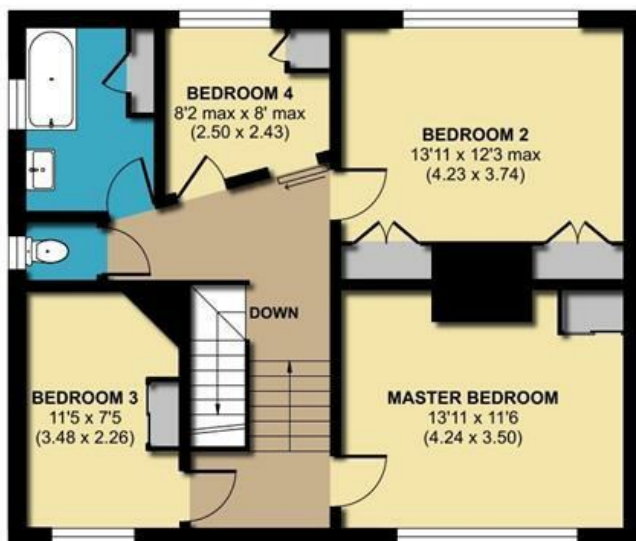
Reading Road, Wokingham

Approximate Area = 1449 sq ft / 134.6 sq m

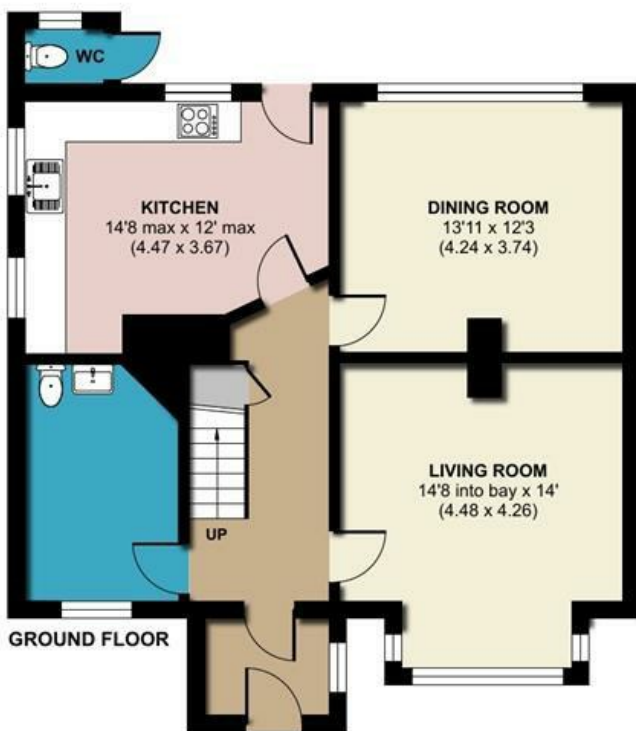
Outbuildings = 298 sq ft / 27.6 sq m

Total = 1747 sq ft / 162.2 sq m

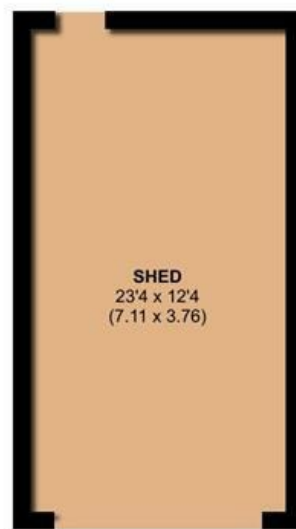
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1303485

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
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