



15, Poppy Place  
Wokingham  
Berkshire, RG40 1DL

**OIEO £400,000 Freehold**





This well presented two bedroom terrace house is set in a highly desirable town centre cul de sac which is well stocked with trees and plants, The accommodation comprises entrance hall, cloakroom, living room with adjoining kitchen/dining room which overlooks the private rear garden. There are two first floor bedrooms with ample storage in the wardrobes and a family bathroom. There are two allocated parking spaces at the front.

- Offered with no onward chain
- Recently redecorated throughout
- Spacious living room
- Private garden
- Two parking spaces
- Close to town centre

The rear garden is mostly laid to lawn with mature well stocked shrub borders, enclosed by wooden fencing with trellis above on the left boundary with evergreen hedges providing privacy along each boundary. There is a timber shed and mature beech trees at the rear of the garden, to the front there is also a low maintenance garden with two parking spaces one in front of the house and the other opposite.

Poppy Place is cul de sac comprising a mix of two and three bedroom properties in a most attractive residential area in a convenient town centre location. Both the shops and restaurants of the town are within easy walking distance and just to the north of Wokingham is Cantley Park and 75 acres of parkland hosting a range of sporting activities. For the commuter the train station is within walking distance and the A329(M)/M4 can be accessed from the east of town

Council Tax Band: D  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: C

There is an annual estate charge of c.£332.25 for the period 1st Oct 2024 to 30th Sept 2025. This covers the upkeep of the communal areas. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.



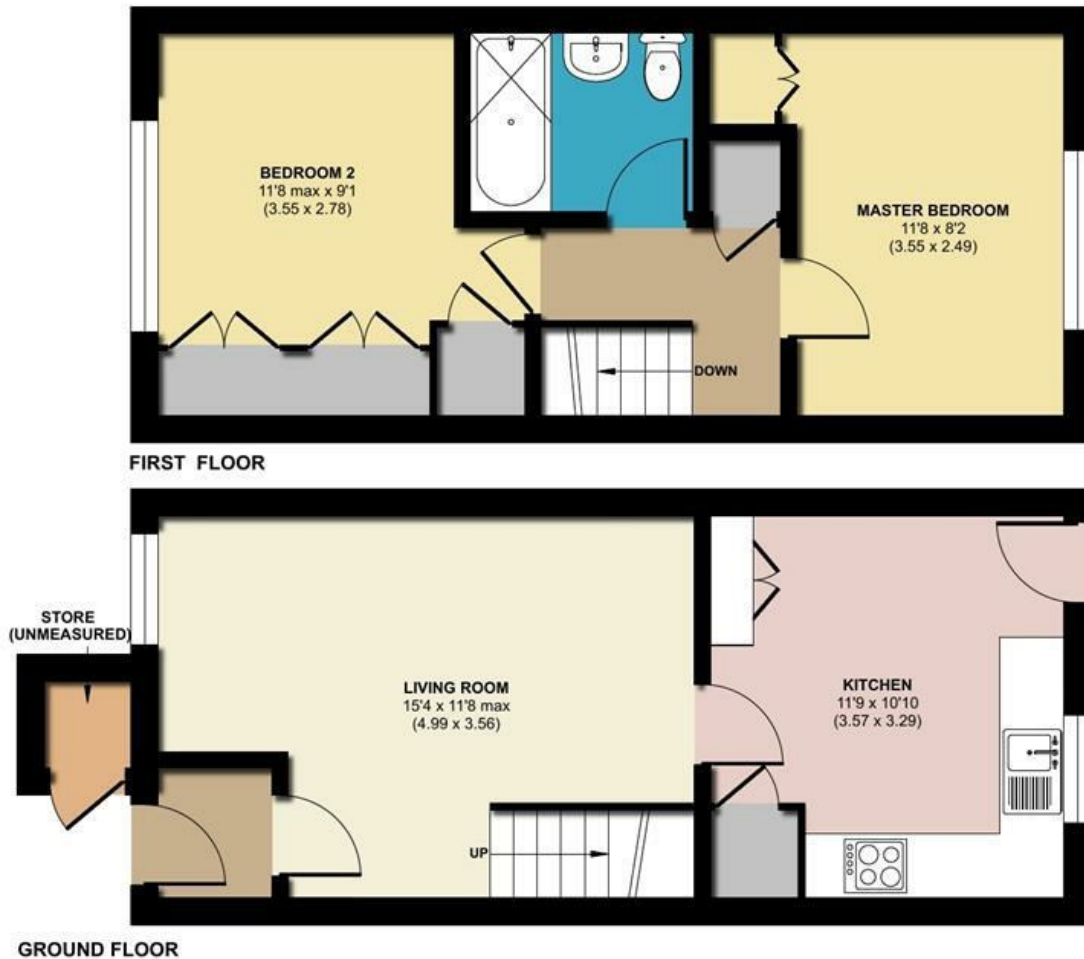




## Poppy Place, Wokingham

Approximate Area = 646 sq ft / 60 sq m (excludes store)

For identification only - Not to scale



 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: 1243464

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](http://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

Ref: 18061678 | Folio: A4731 | 10th February 2025