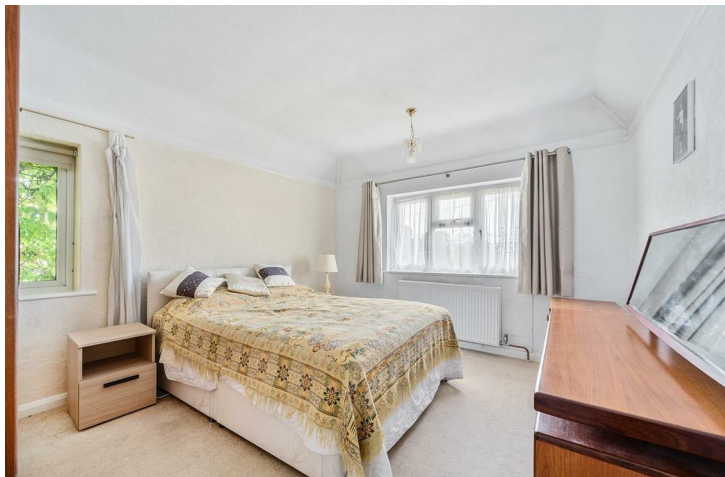




9, Arthur Road  
Wokingham  
Berkshire, RG41 2SS

**OIEO £700,000 Freehold**





Located in a highly sought after residential area close to Wokingham train station and town centre, this spacious three bedroom detached family home, offers generous accommodation ideal for family living, offering the potential for modernisation or extension (STPP). On the ground floor, the property offers an entrance hall, cloakroom, a kitchen, a generous dining room, and a family area leading into a spacious dual aspect living room with French doors opening onto the private rear garden. Upstairs, there are three bedrooms with Bedrooms 1 and 2 benefiting from dual aspect windows and a family bathroom.

- Offered with no onward chain
- Driveway parking with garage
- Local bus routes and schools
- Two spacious reception areas
- Generous corner plot
- Main roof was newly rebuilt 2021/2022

The generous rear garden is enclosed by wooden fencing, laid to lawn with raised flower beds and rockery on the left, summerhouse and greenhouse. There is a patio across the rear of the house with an iron gate that leads to side gardens enclosed by mature hedge borders, creating privacy. The front driveway is block paved providing parking for two vehicles with an adjoining tandem length garage and lean to room. There are raised borders at the front of the house and a wooden gate enclosing the driveway.

Arthur Road is a highly desirable location comprising of a variety of well-established properties built from the 1930's through to the present day. There are walks around the acres of parkland bordering the Emmbrook and local amenities which include St Paul's C of E Junior School and The Holt School. Wokingham train station (Waterloo line) and town centre are within easy walking distance and the A329(M)/M4 can be accessed from the east of town.

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









## Arthur Road, Wokingham

Approximate Area = 1199 sq ft / 111.3 sq m (excludes lean to)

Garage = 255 sq ft / 23.6 sq m

Total = 1454 sq ft / 134.9 sq m

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: 1295043

Residential Sales and Lettings  
9 Broad Street, Wokingham,  
Berkshire RG40 1AU

0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk)

**M Hardy**  
**MICHAEL HARDY**  
SALES & LETTING

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

01344 779999

[crowthorne@michael-hardy.co.uk](mailto: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.

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