



17, Waterloo Road
Wokingham
Berkshire, RG40 2JE

OIEO £400,000 Freehold



This well presented two bedroom Victorian end of terrace house is set in a desirable non estate location within easy walking distance of Wokingham town centre and train station. The accommodation comprises entrance porch, living room with log burner and exposed brick wall, dining room with adjoining kitchen, sun room and cloakroom. There are two first floor bedrooms with bathroom off bedroom two. Outside the well stocked south facing rear garden is private with a single garage at the rear.

- Living room with log burner
- First floor white bathroom suite
- Garage
- Cloakroom
- South facing rear garden
- Walking distance to town centre and station

Outside the south east facing rear garden is enclosed by wooden fencing laid mainly to lawn with well stocked shrub borders and evergreen hedges. There is a single garage with vehicular access off Waterloo Crescent and a door from the garden.

Waterloo Road is located to the South of the town, set off the Easthampstead Road, and it leads out across the level crossing into the countryside. As well as a parade of local shops on nearby Rances Lane, the town is within easy reach. Bracknell and the A329(M)/M4 are also easily accessible.

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





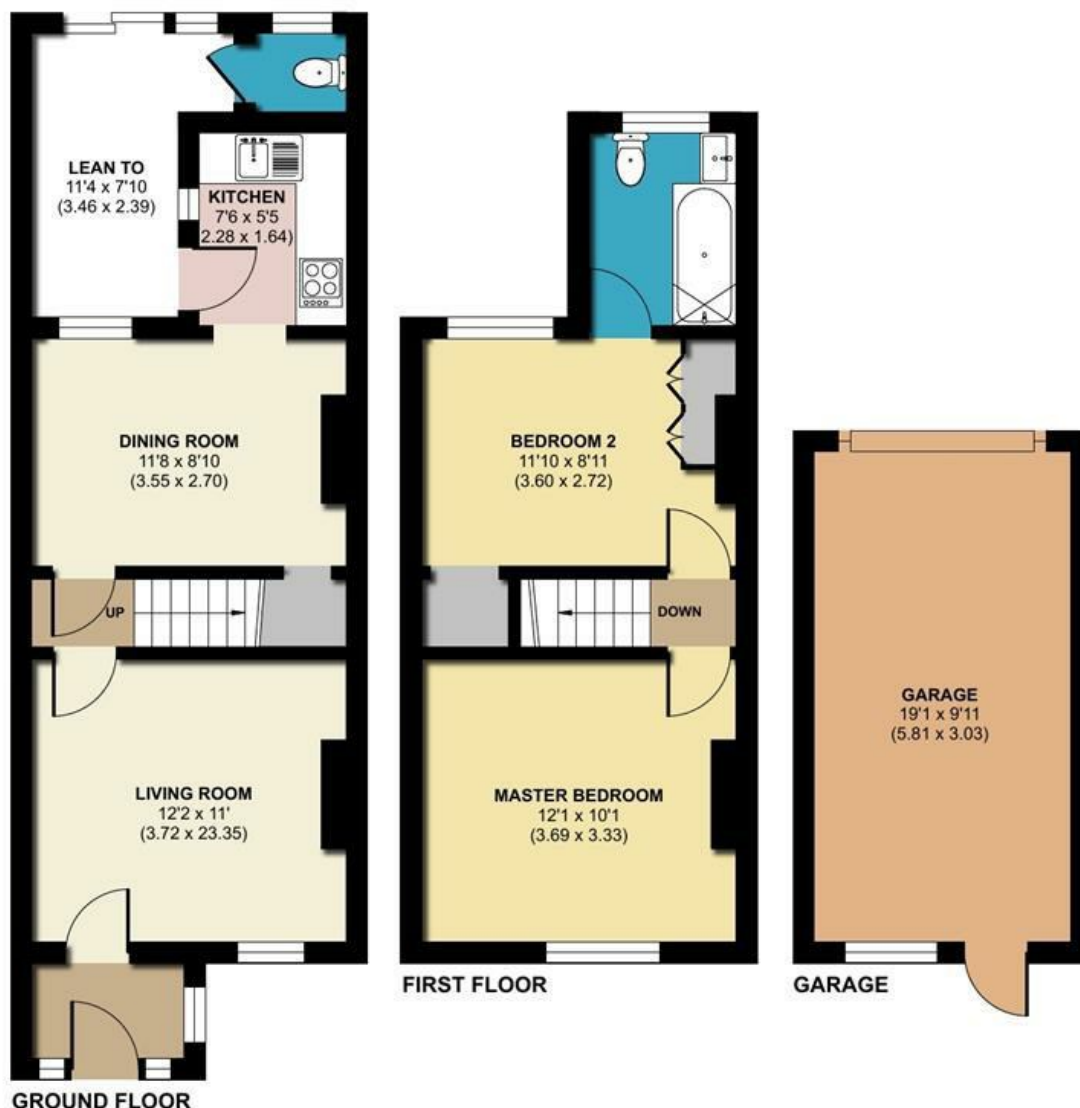
Waterloo Road, Wokingham

Approximate Area = 773 sq ft / 71.8 sq m (includes lean to)

Garage = 189 sq ft / 17.5 sq m

Total = 962 sq ft / 89.3 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: 1313174

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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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