



249, London Road  
Wokingham  
Berkshire, RG40 1RB

**Guide Price £850,000 Freehold**



Set along the ever popular London Road in Wokingham, this beautifully extended five-bedroom detached home offers exceptional living space tailored to modern family life. The home has been thoughtfully designed with a showstopping open plan kitchen/dining room, enhanced by two large glass roof lanterns that flood the space with natural light. Immaculately presented and finished to a high standard throughout. The ground floor welcomes you with a generous entrance hallway leading to a bay fronted living room perfect for cosy evenings. At the rear, the expansive kitchen/dining area stretches the full width of the house, making it the heart of the home. Designed with entertaining in mind, it features sleek cabinetry, integrated appliances, and bi-fold doors opening onto the garden. A separate utility room, cloakroom, and internal store area offers additional everyday convenience. Upstairs, five bedrooms are spread across the first floor, including a luxurious master bedroom with en-suite and built-in wardrobes. Bedroom two also benefits from its own en-suite, while a contemporary family bathroom serves the remaining bedrooms.

- Five spacious bedrooms
- Three modern bathrooms, including two en-suites
- Integral store, utility room, and private driveway
- Impressive open-plan kitchen/dining and two glass lanterns
- Landscaped rear garden
- Sought-after location with access to Wokingham town centre

Step outside into the beautifully landscaped rear garden a true private haven. A bespoke bar area creating the ultimate entertaining space, complemented by a large patio and generous astroturf, perfect for gatherings and relaxation alike. The front of the property features driveway parking and access to the integral store area.

Ideally positioned on London Road, this home enjoys easy access to Wokingham town centre's bustling shops, eateries, and amenities. The area is well-served by outstanding schools and excellent transport links. Wokingham Station provides direct services to London Waterloo and Reading, while the nearby A329(M), M4, and M3 ensure convenient road access across the region.

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









## London Road, Wokingham

Approximate Area = 1771 sq ft / 164.5 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

Store = 86 sq ft / 78 sq m

Total = 1879 sq ft / 174.5 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: 1275724

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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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