



31, Simons Lane
Wokingham
Berkshire, RG41 3HG

£725,000 Freehold



This well proportioned four bedroom detached family home offers spacious and versatile accommodation throughout. The ground floor features a generous reception room, separate dining room and a well appointed kitchen, providing excellent space for both entertaining and everyday family life. There is also a large conservatory to the rear, creating an additional reception area overlooking the garden. A convenient cloakroom completes the ground floor accommodation. Upstairs, there are four bedrooms, including a generous principal bedroom, alongside a family bathroom. The layout is practical and well suited to modern family living.

- Four bedroom detached family home
- Large conservatory overlooking the garden
- Off street parking
- Spacious reception room and separate dining room
- Garage and carport
- Convenient Wokingham location

The property benefits from a private rear garden, offering an excellent outdoor space for relaxing and entertaining. To the front and side, there is off street parking along with the added benefit of both a garage and carport, providing excellent parking and storage options.

Simons Lane is conveniently located within easy reach of Wokingham town centre, which offers a range of shops, restaurants and leisure facilities. The area is well served by local schools and transport links, including Wokingham railway station and access to the A329(M) and M4, making it ideal for commuters.

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





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Approximate Area = 1521 sq ft / 141.3 sq m (excludes carport)

Garage = 153 sq ft / 14.2 sq m

Total = 1674 sq ft / 155.5 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 2026. Produced for Fypp Homes Limited. REF: 1437432

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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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