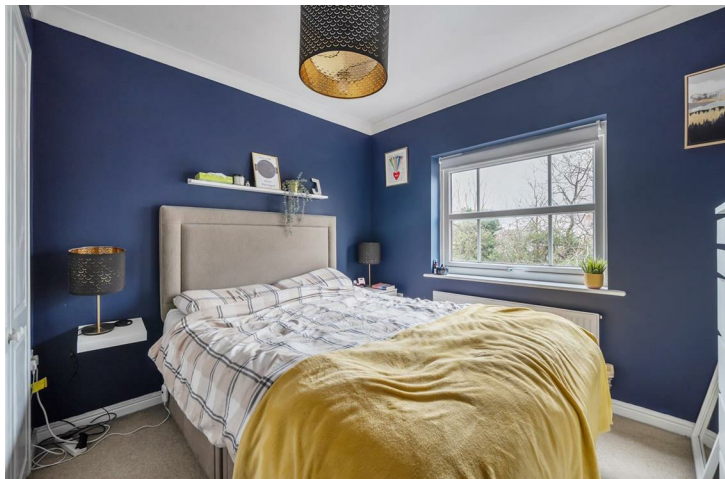




62, Dowles Green,
Wokingham,
Berkshire, RG40 5AB

£295,000 Freehold



Located within the popular Dowles Green development in Wokingham, this well presented two bedroom coach house offers practical and well balanced accommodation, ideal for first time buyers, downsizers or investors. The property is arranged entirely on the first floor, providing a light and spacious feel throughout, with a generous open plan living and dining room, providing ample space for both relaxation and entertaining, and flowing through to a fitted kitchen positioned neatly to one side. There are two well proportioned bedrooms, including a spacious principal bedroom and a second bedroom ideal for guests, a home office or nursery. A family bathroom serves the accommodation and is fitted with a white suite. The property further benefits from a private garage positioned directly beneath the accommodation.

- Generous open plan living/dining room
- Two bedrooms
- Garage
- Kitchen
- Family bathroom
- Easy reach of Wokingham town centre and station

The property benefits from a private garage located directly below the accommodation, offering secure parking and useful additional storage. The development itself is well maintained, with communal areas providing an attractive and convenient setting.

Dowles Green is a sought after residential area within Wokingham, offering easy access to the town centre, local shops and amenities. Wokingham mainline railway station is within convenient reach, providing regular services to London Waterloo and Reading, while excellent road links are available via the A329 and M4. The area is also well regarded for local schools and green open spaces.

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

**** The sellers are able to offer up to £2,000 towards the buyer's legal fees subject to terms and conditions.**





Floorplan

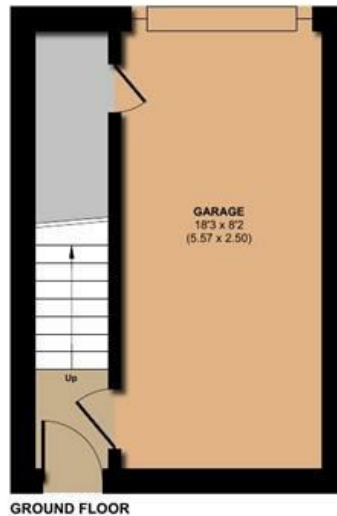
Dowles Green, Wokingham

Approximate Area = 813 sq ft / 75.5 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 960 sq ft / 89.1 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 Michael Hardy. REF: 1396543

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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

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