



40, St. Pauls Gate  
Wokingham  
Berkshire, RG41 2YP

**£450,000 Freehold**





This well presented extended three bedroom semi detached house is situated within a popular location within easy walking distance of the town centre and railway station. The ground floor accommodation comprises of a kitchen, which overlooks the front driveway, and a spacious living room leading into the conservatory. There are three first floor bedrooms and a family bathroom.

- Offered with no onward chain
- Conservatory
- Close to locals schools and train station
- Spacious living room
- Driveway parking
- Over 1250 sq ft of space

Outside the rear west facing garden is enclosed by wooden fencing and mainly laid to lawn with an area of patio across the rear of the house. Gated shared side access leads to the front driveway which is block paved and provides parking for two cars. The property also benefits from an integral single garage with up and over door.

St Paul's Gate is a well-established, popular development of three bedroom homes built in the 1960s. Set off Oxford Road it is just a few minutes walk from Wokingham train station (Waterloo line). The A329(M)/M4 and Bracknell can be reached from the East of town; Twyford's train station (Elizabeth line) is approx 5 miles away. The shops and restaurants of the town are within walking distance, as is Cantley Park which offers a wide range of sporting activities set within 29 hectares of parkland.

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







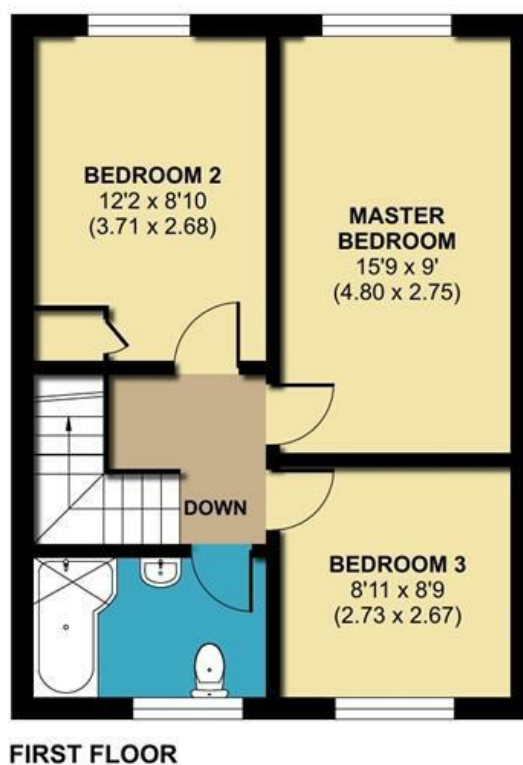
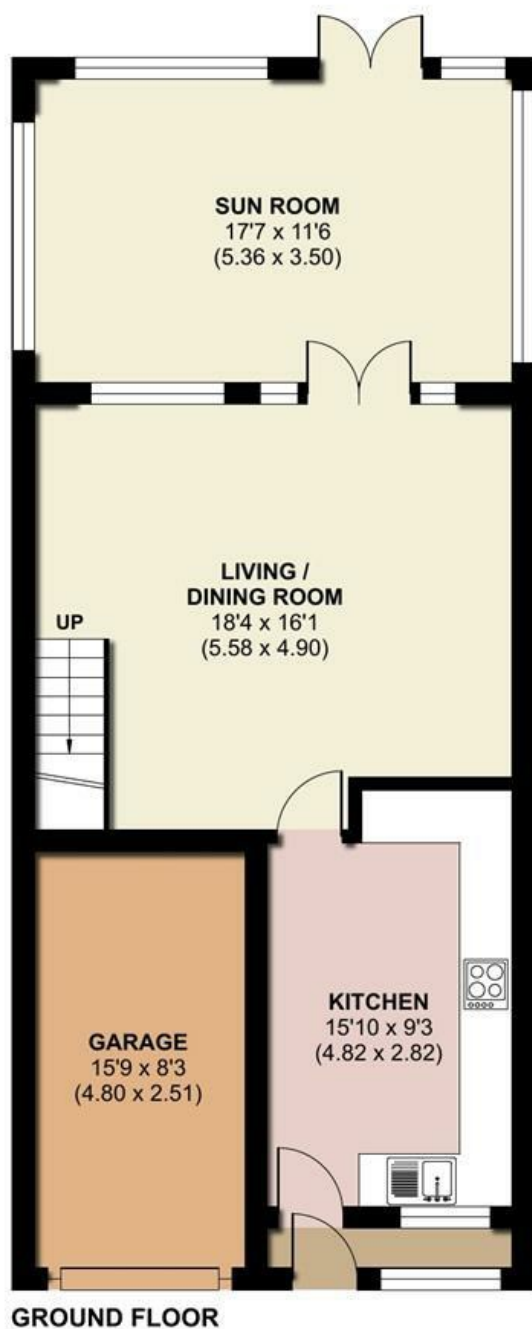
## St. Pauls Gate, Wokingham

Approximate Area = 1116 sq ft / 103.7 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 1242 sq ft / 115.4 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: 1305667

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

0118 977 6776

properties@michael-hardy.co.uk

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

[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

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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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