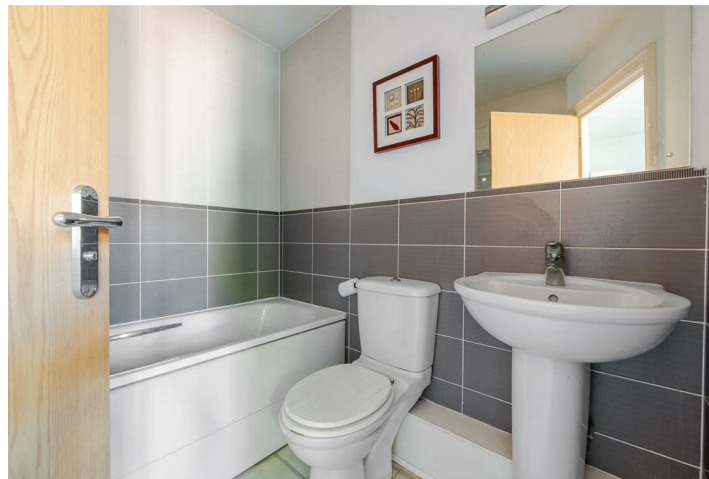




15, Dowles Green
Wokingham
Berkshire, RG40 5AB

OIEO £375,000 Freehold



This modern and well proportioned two bedroom mid terrace home offers stylish and practical living in a sought-after Wokingham location. The ground floor features a spacious open-plan kitchen/living room, extending over 28ft in length, with French doors leading to the rear garden, ideal for both everyday living and entertaining. A convenient cloakroom completes the ground floor. Upstairs, the home comprises two comfortable double bedrooms, both served by their own ensuites, providing excellent privacy and flexibility for residents or guests. With a well-designed layout and contemporary finishes, the property is ready to move into and offers the potential for a loft conversion (STPP). Ideal for first-time buyers, downsizers, or investors alike

- Two bedroom mid terrace home
- Both bedrooms benefit from en suite bathrooms
- Two tandem off street parking spaces
- Open plan kitchen/living area with French doors to garden
- Cloakroom
- Private rear garden with rear access

The property includes two tandem off-street parking spaces to the front, offering excellent convenience. To the rear is a low-maintenance private garden with rear access, providing a secure and practical outdoor space, perfect for summer evenings or simply enjoying a bit of peace and quiet.

Located in the popular residential area of Dowles Green in Wokingham, this home enjoys a quiet yet well-connected position, ideal for access to local amenities, green spaces, and transport links. Wokingham town centre is within easy reach, offering a wide range of shops, restaurants, and leisure facilities. The area is also well-served by reputable schools and excellent road links, including the A329(M) and M4.

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

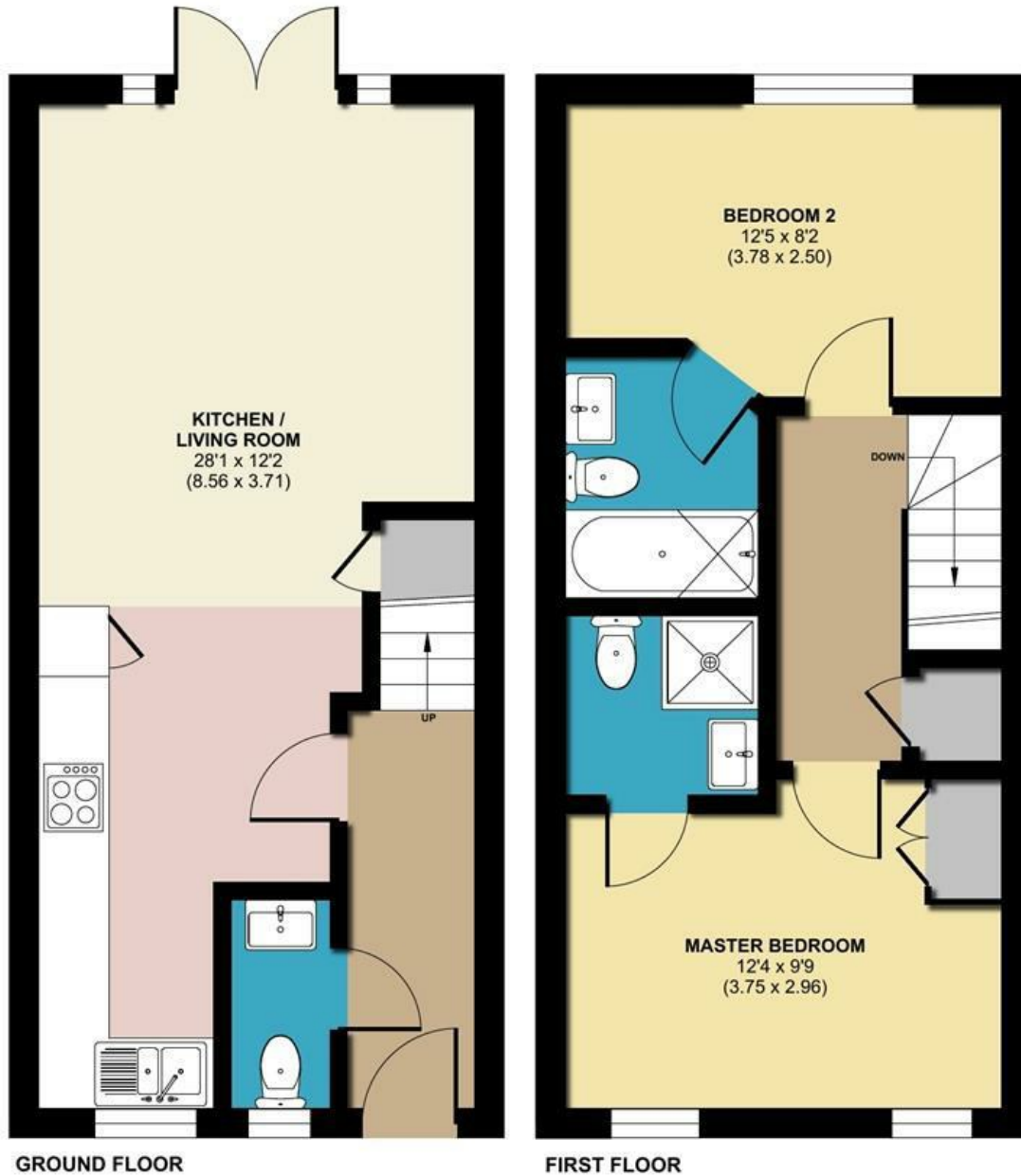




Dowles Green, Wokingham

Approximate Area = 684 sq ft / 63.5 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: 1264882

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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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