



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

Guide Price £410,000 Freehold



A beautifully presented two bedroom quasi semi-detached home, offering bright and well balanced accommodation ideal for first time buyers, downsizers or investors. The property has a modern and airy feel throughout, with a spacious living/dining room creating an excellent entertaining and everyday living space. The separate kitchen is well laid out with ample storage and worktop space and a cloakroom, while upstairs the property offers two generous bedrooms including an impressive principal bedroom. The accommodation is completed by a modern shower room, making this a smart and low maintenance home in a popular residential location.

- Spacious living/dining room
- Modern shower room
- Ideal first time buy or investment
- Two bedroom quasi semi detached home
- Allocated parking
- Popular Wokingham location

The property benefits from allocated parking along with a private outdoor space, which has been turned into a vegetable patch, which could also be changed back to lawn if necessary.

Dowles Green is a popular residential location within easy reach of Wokingham town centre, offering a wide range of shops, restaurants and leisure facilities. The property is also conveniently positioned for local transport links, nearby parks and countryside walks, with easy access to the A329(M), M4 and Wokingham railway station.

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

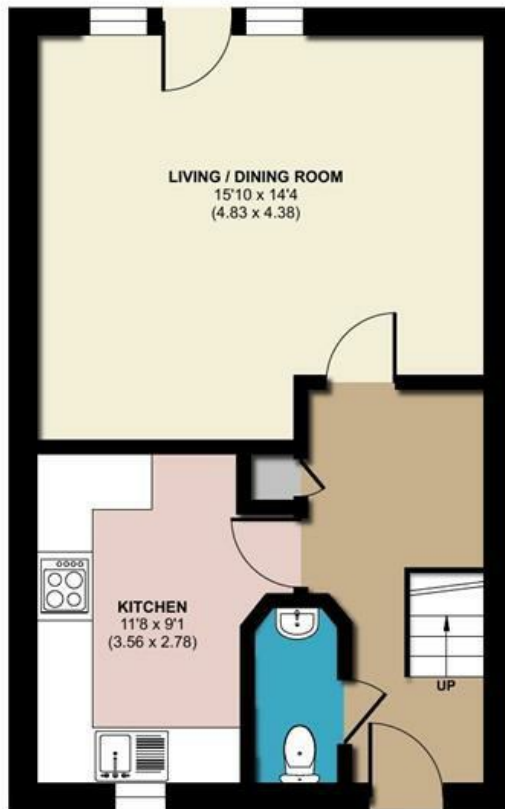




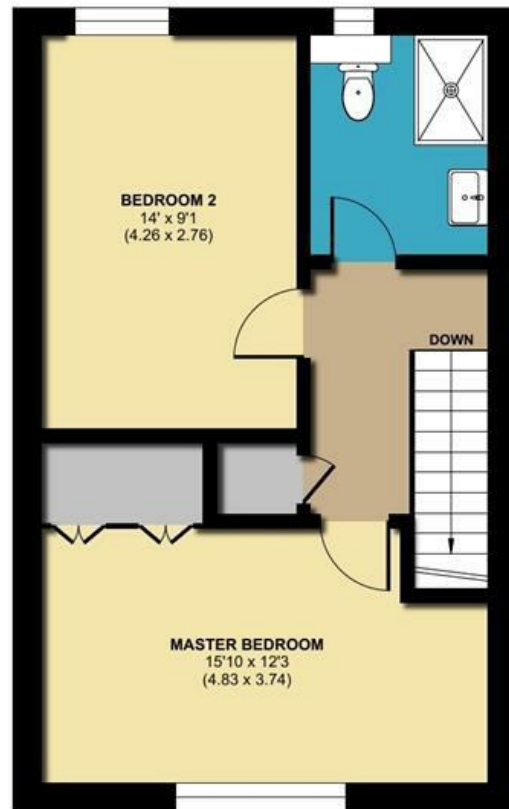
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Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 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: 1468982

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

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk


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

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.

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