



10, Mylne Square  
Wokingham  
Berkshire, RG40 1UT

**£460,000 Freehold**



This well-presented three bedroom end of terrace home is situated in a popular residential area of Wokingham and offers well-balanced accommodation ideal for family living. The ground floor comprises a spacious living room, a separate dining room and a well-appointed kitchen, along with a convenient cloakroom. The layout provides a practical flow, perfect for both everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom, alongside a family bathroom. The property offers a comfortable and versatile layout, suited to a range of buyers.

- Three bedroom semi-detached home
- Exceptionally large rear garden
- Useful outbuilding for storage
- Spacious living room and separate dining room
- Patio area and mature planting
- Convenient Wokingham location

A standout feature of the property is the exceptionally large rear garden, offering a wonderful outdoor space rarely found with properties of this type. The garden is mainly laid to lawn with a patio seating area, ideal for entertaining, and is complemented by mature planting and established borders, creating a private and attractive setting. There is also a feature pond and useful outbuilding, providing additional storage or potential for further use.

Mylnes Square is conveniently located within easy reach of Wokingham town centre, offering a wide 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 and families alike.

The property rental is estimated to achieve £1800 per calendar month for an unfurnished/furnished let, reflecting market conditions as at 1st April 2026

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





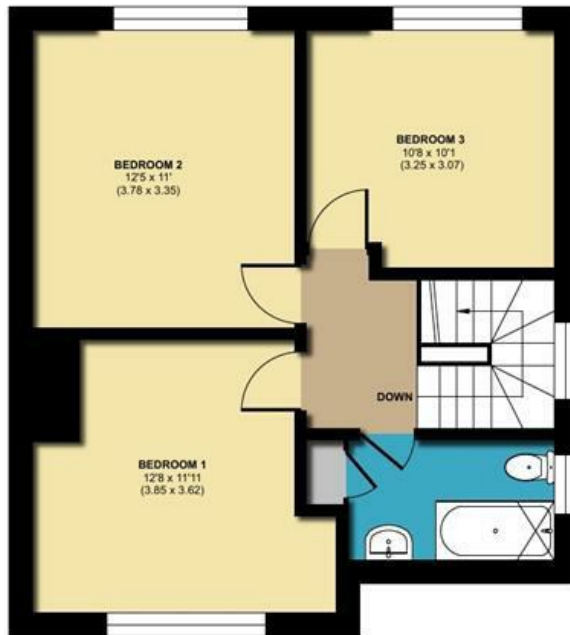
## Mylne Square, Wokingham

Approximate Area = 1038 sq ft / 96.4 sq m

Garage = 67 sq ft / 6.2 sq m

Total = 1105 sq ft / 102.6 sq m

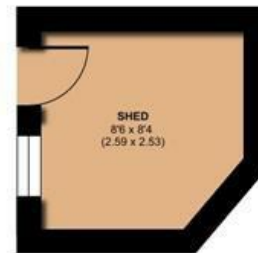
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FIRST FLOOR



GROUND FLOOR



OUTBUILDING

 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: 1436859

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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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