



6, Norton Road  
Wokingham  
Berkshire, RG40 2BD

**£500,000 Freehold**



This well presented two/three-bedroom end of terrace home is ideally located in a desirable cul-de-sac, just a short walk from Wokingham town centre. The ground floor accommodation features a bright living room with views over the south-facing rear garden, a modern kitchen, and a cloakroom. Upstairs, there are two generous double bedrooms, a versatile third bedroom currently used as a dressing room, and a family bathroom. Outside, the property benefits from a private rear garden, an adjoining single garage, and driveway parking.

- No onward chain
- Kitchen with integrated appliances
- Two double bedrooms
- Living/dining room overlooking rear garden
- Cloakroom
- South facing rear garden

The south facing rear garden has been hard landscaped and features a circular patio beneath a charming wooden pergola adorned with climbing Wisteria. A variety of plants and shrubs, including ornamental grasses and a red Acer. The garden also provides convenient access to the rear of the garage. The single garage benefits from light, power and eaves storage. The front of the property offers a double length driveway for two vehicles and a welcoming covered entrance porch.

Norton Road is a small development of maisonettes, apartments, and houses built by Persimmon Homes. It is within a few minutes' walk of the town's shops, restaurants, and train station. Additionally, commuters can access the A329(M)/M4, providing routes to Bracknell and Reading from the east of town.

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

There is an annual estate charge of c.£146.00 which covers the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





## Norton Road, Wokingham

Approximate Area = 761 sq ft / 70.6 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 916 sq ft / 84.9 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: 1361526

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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.

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