



40, Oak Avenue  
Wokingham  
Berkshire, RG40 1LJ

**Guide Price £475,000 Freehold**



This smartly presented versatile three bedroom town house is set to the east of Wokingham town centre close to local schools with excellent transport links. The accommodation comprises entrance hall, cloakroom and impressive fitted kitchen and living room with French doors to the rear garden. There are two first floor bedrooms and a family bathroom with a spacious master suite on the second floor which offers en suite shower facilities and fitted wardrobes.

- Offered with complete chain
- Spacious open plan kitchen/dining room
- Carport at rear
- Over 1200 sq ft of living space
- Master bedroom with en suite
- Desirable Keephatch Gardens

The rear garden is enclosed by wooden fencing and laid mainly to lawn, with a patio area extending across the back of the property. There is outside wall lighting above, and a pathway leading to a gated rear access that opens to a carport.

Keephatch Gardens is a modern development of new homes in Wokingham. Semi-detached, terraced and detached houses boast modern design features, there is a selection of well regarded primary and secondary schools in the area, including St Theresa's and All Saints Church of England primary school. For older children, St Crispin's school is within walking distance of the development, while The Emmbrook School and The Holt School are both less than ten minutes' drive away.

Council Tax Band: E  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: B

NB: Annual Estate charge: The vendor has informed us that there is no estate charge for this property, this will need to be verified through your solicitor, as part of the conveyancing process.

\*Cala Homes are able to offer up to £2,000 towards the purchaser/s legal fees, subject to the purchaser/s using Cala's recommended solicitors (Subject to terms & conditions)





## Oak Avenue, Wokingham

Approximate Area = 1172 sq ft / 108.8 sq m

Limited Use Area(s) = 51 sq ft / 4.7 sq m

Total = 1223 sq ft / 113.5 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1374881

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*  
**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)

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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