



39, Tanhouse Lane  
Wokingham  
Berkshire, RG41 2RL

**£425,000 Freehold**



Situated along the popular Tanhouse Lane in Wokingham, this well presented three bedroom semi detached home offers smart, modern accommodation ideal for a range of buyers. The property benefits from on street parking, a garage and having been completely refurbished just over three years ago, making it ready to move straight into with the addition of with ground floor has underfloor heating throughout, full rewire, new consumer unit and a new boiler. The ground floor accommodation comprises a welcoming entrance hall leading through to a spacious living room, positioned to the rear of the property and enjoying direct access to the garden. To the front, the kitchen provides a practical and contemporary space for everyday living. To the first floor, there are three well proportioned bedrooms, including two comfortable doubles and a further single bedroom, all served by a family bathroom.

- No onward chain
- Completely refurbished just over three years ago
- Garage and on street parking
- Three bedroom semi-detached home
- Modern kitchen/dining room and rear living room
- Popular and convenient Wokingham location

Externally, the property offers a single garage providing excellent storage or secure parking. The rear garden is easily accessible from the living room and offers a private outdoor space to enjoy.

Tanhouse Lane is conveniently located for access to Wokingham town centre, local schools, shops and transport links, making this an ideal home for families, first-time buyers and those looking to downsize without compromising on location or condition.

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

NB: The photographs shown are a selection of vendors taken during the property refit and Michael Hardy's December 2025.





## Tanhouse Lane, Wokingham

Approximate Area = 741 sq ft / 68.8 sq m

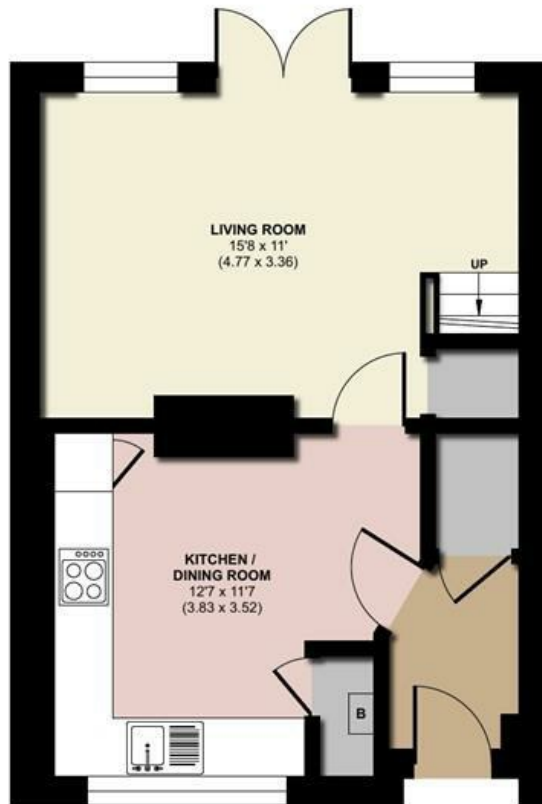
Garage = 122 sq ft / 11.3 sq m

Total = 863 sq ft / 80.1 sq m

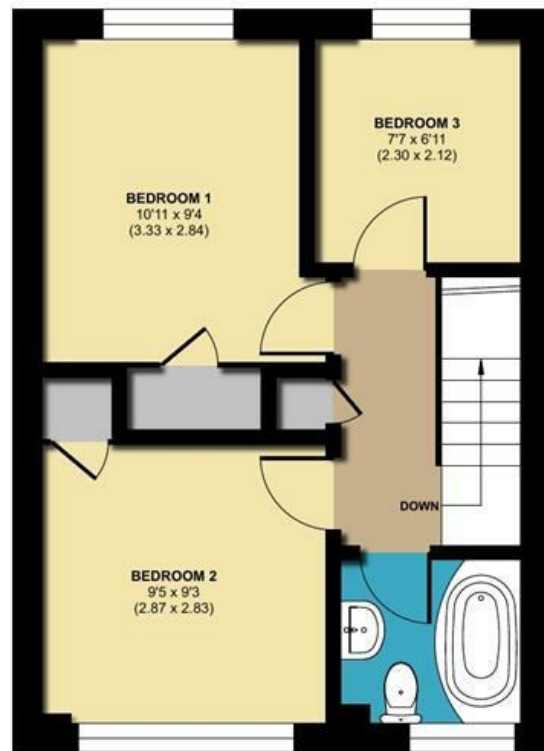
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR

 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: 1387539

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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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