MICHAEL HARDY
SALES & LETTING

55, Keephatch Road,
Wokingham,
Berkshire, RG40 5AA

**£425,000 Freehold**

A well presented two bedroom, two bathroom mid terrace home situated on Keephatch Road in Wokingham. The property offers approximately 856 sq ft of accommodation arranged over three floors, with a particularly impressive kitchen/living/dining room featuring a vaulted ceiling, creating a bright and spacious heart to the home. The accommodation also includes a separate living room, cloakroom and a useful mezzanine study area. The principal bedroom occupies the second floor and benefits from its own en suite, while the first floor features a second bedroom with an en suite bathroom.

- Two bedroom, two bathroom mid terrace home
- Impressive vaulted kitchen/living/dining room
- Low maintenance garden with patio and decking
- Approximately 856 sq ft over three floors
- Mezzanine study area and separate living room
- Allocated parking to the rear

To the rear is a low maintenance garden, designed for easy upkeep and outdoor entertaining, with both a paved patio and raised decking area providing distinct spaces to sit and relax. The property also benefits from an allocated parking space to the rear.

Keephatch Road is situated within a popular residential area of Wokingham, well placed for access to local amenities, schools, green spaces and everyday facilities. The property is also conveniently positioned for access to Wokingham town centre, which offers a wide selection of shops, cafés, restaurants and bars. Wokingham railway station provides regular services towards Reading and London, while the surrounding road network offers convenient access to the M4 and neighbouring towns including Reading and Bracknell. The nearby Keephatch Park and surrounding open spaces provide opportunities for walking and outdoor recreation, making the location particularly convenient for those looking for a balance between town amenities and green space.

There is an annual estate charge of c.£467.88 which covers the cost of 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.

NB: The internal photographs were taken in 2025 and may not accurately reflect the property's current condition, appearance or presentation.

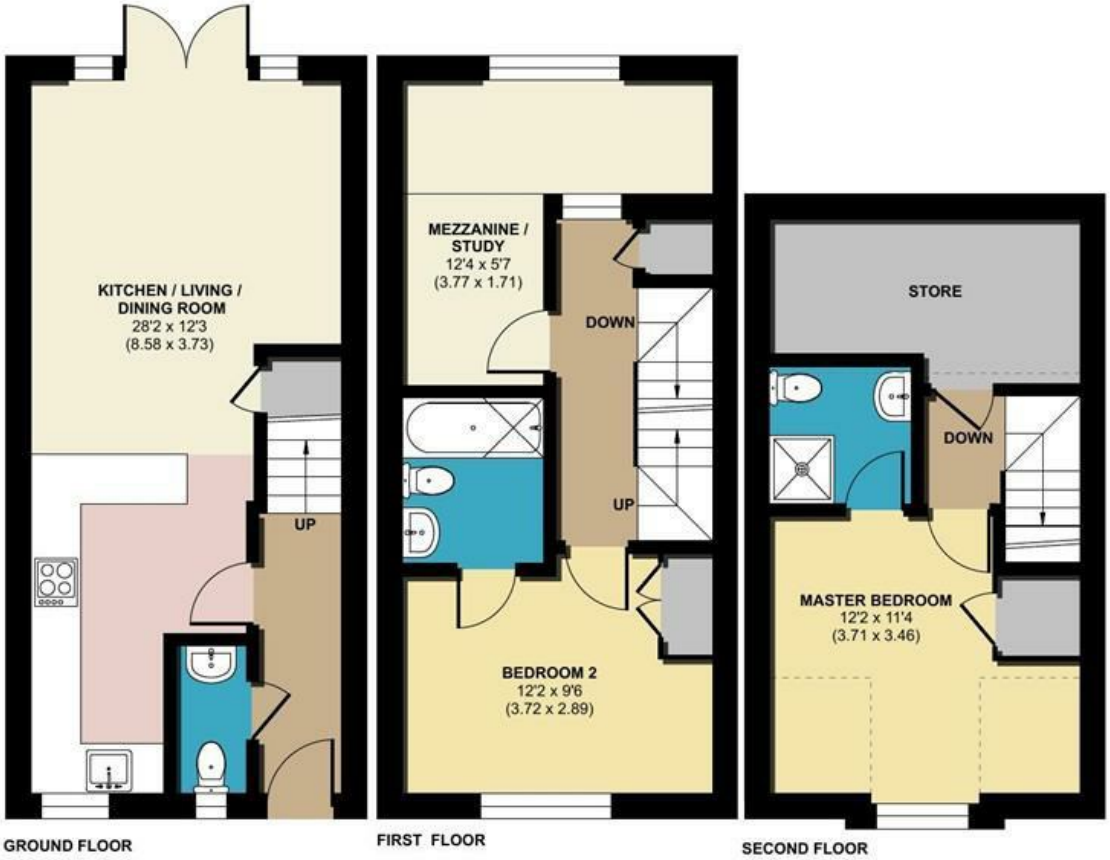
Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

# Floorplan

## Keephatch Road, Wokingham

Approximate Area = 856 sq ft / 79.5 sq m
Limited Use Area(s) = 111 sq ft / 10.3 sq m
Total = 967 sq ft / 89.8 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 2026. Produced for Michael Hardy. REF: 1523409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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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