MICHAEL HARDY
SALES & LETTING



5, Rowland Place,
Wokingham,
Berkshire, RG41 4BR

OIEO £400,000 Freehold





This smartly presented two bedroom terraced house is situated in a desirable cul de sac location, close to parkland and a local coffee shop. The accommodation comprises an entrance hall, cloakroom, fitted kitchen and a spacious living and dining room with French doors opening onto the private rear garden. On the first floor, there are two double bedrooms with fitted wardrobes and a modern family bathroom. Outside, the secluded rear garden backs onto mature trees, providing an attractive and private setting. There is also one allocated parking space to the front of the property.

- Desirable location close to parkland
- Fitted kitchen and cloakroom
- First floor bathroom
- Spacious living and dining room
- Two double bedrooms
- Private rear garden

The secluded rear garden is enclosed by wooden fencing, with mature trees beyond the rear boundary providing a good degree of privacy. The garden is mainly laid to lawn, with a patio area adjoining the rear of the house, outside wall lighting and raised shrub borders. There is gated rear access, while to the front of the property is an allocated parking space and a covered entrance porch with lighting.

Rowland Place is a quiet cul de sac situated off Manor Road, approximately one mile south of the town centre. The property is conveniently located for access to acres of surrounding countryside, including the area around Sand Martins Golf Course, with further parkland accessible from the northern end of Evendons Lane. The railway station is approximately one mile away, providing convenient links for commuters. Bracknell, the A329(M)/M4 and the M3 are also easily accessible via Nine Mile Ride.

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







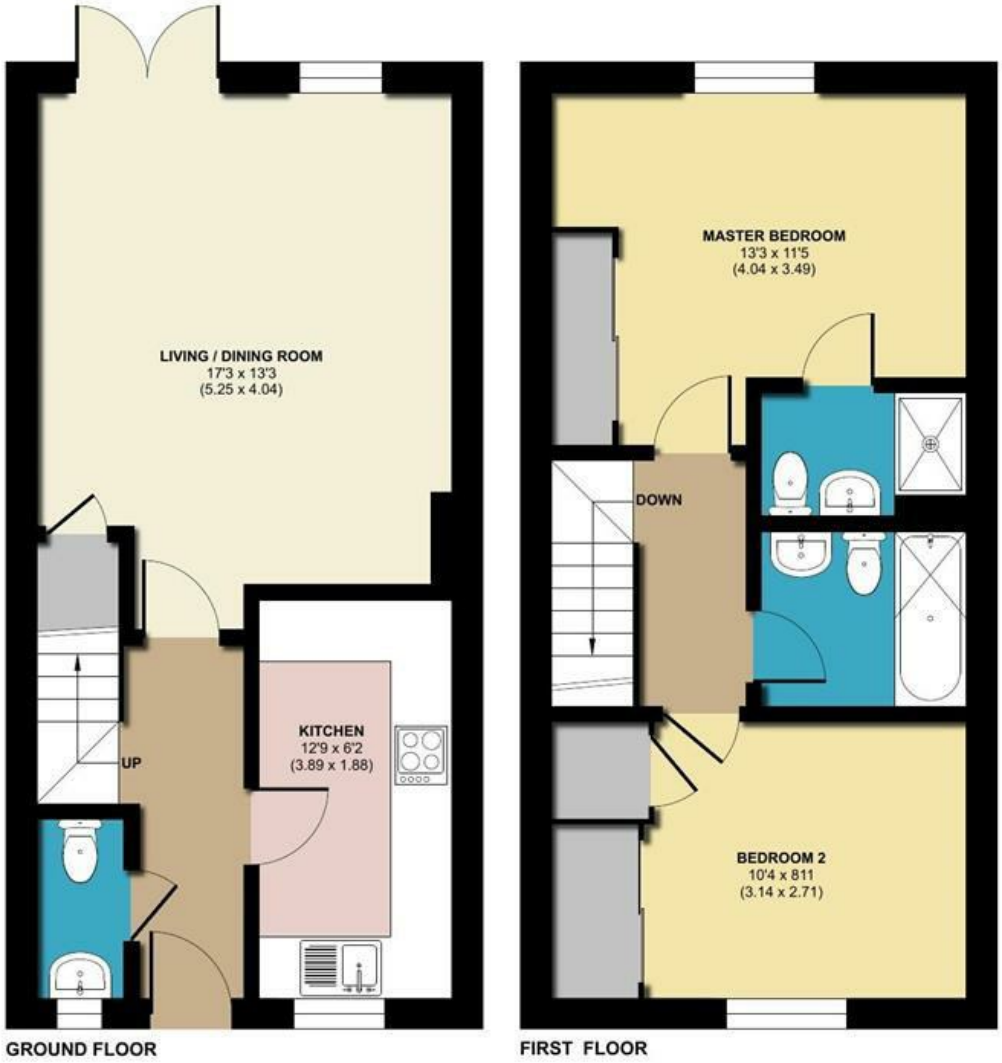


Floorplan

Rowland Place, Wokingham

Approximate Area = 770 sq ft / 71.5 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 2026. Produced for Michael Hardy. REF: 1543034

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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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