



**57, Easthampstead Road
Wokingham
Berkshire, RG40 2EB**

£469,950 Freehold



This beautifully presented two bedroom, one bathroom mid-terrace home offers character, charm, and modern living in a sought after location. The property has been extended to the rear, creating a superb open plan kitchen/breakfast room with French doors leading to the garden. The ground floor also features a cosy living room at the front and a generous dining room in the middle. Upstairs, there are two well proportioned bedrooms and a large family bathroom. The home has been maintained to a high standard, meaning it's ready to move straight into.

- Two bedroom mid terrace with spacious interior
- Living room with fireplace and dining room
- Well presented and in excellent decorative order
- Extended to the rear for an impressive kitchen/breakfast room
- On street permit parking
- Walking distance to Wokingham town centre and train station

The rear garden features a combination of patio and lawn, providing an ideal space for both entertaining and relaxing. It is fully enclosed, offering a good degree of privacy. To the front, the property is enclosed by timber fencing with a pathway leading to the front door. On street permit parking is available.

Easthampstead Road leads from the centre of town in a south easterly direction out into countryside. There are a wide range of homes, from Victorian terraces through to large houses in private plots. The shops and restaurants of the town are within easy reach. For the commuter, the A329(M)/M4 can be reached from the east of town and the train station is within walking distance.

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

Please note: On-street parking is available with a resident permit, costing approximately £40.00 per year, issued upon application. Permit availability is limited and determined by Wokingham Borough Council. Additional charges may apply. For the most up-to-date information on availability and pricing, please visit the council's website: <https://rb.gy/kwspr6>

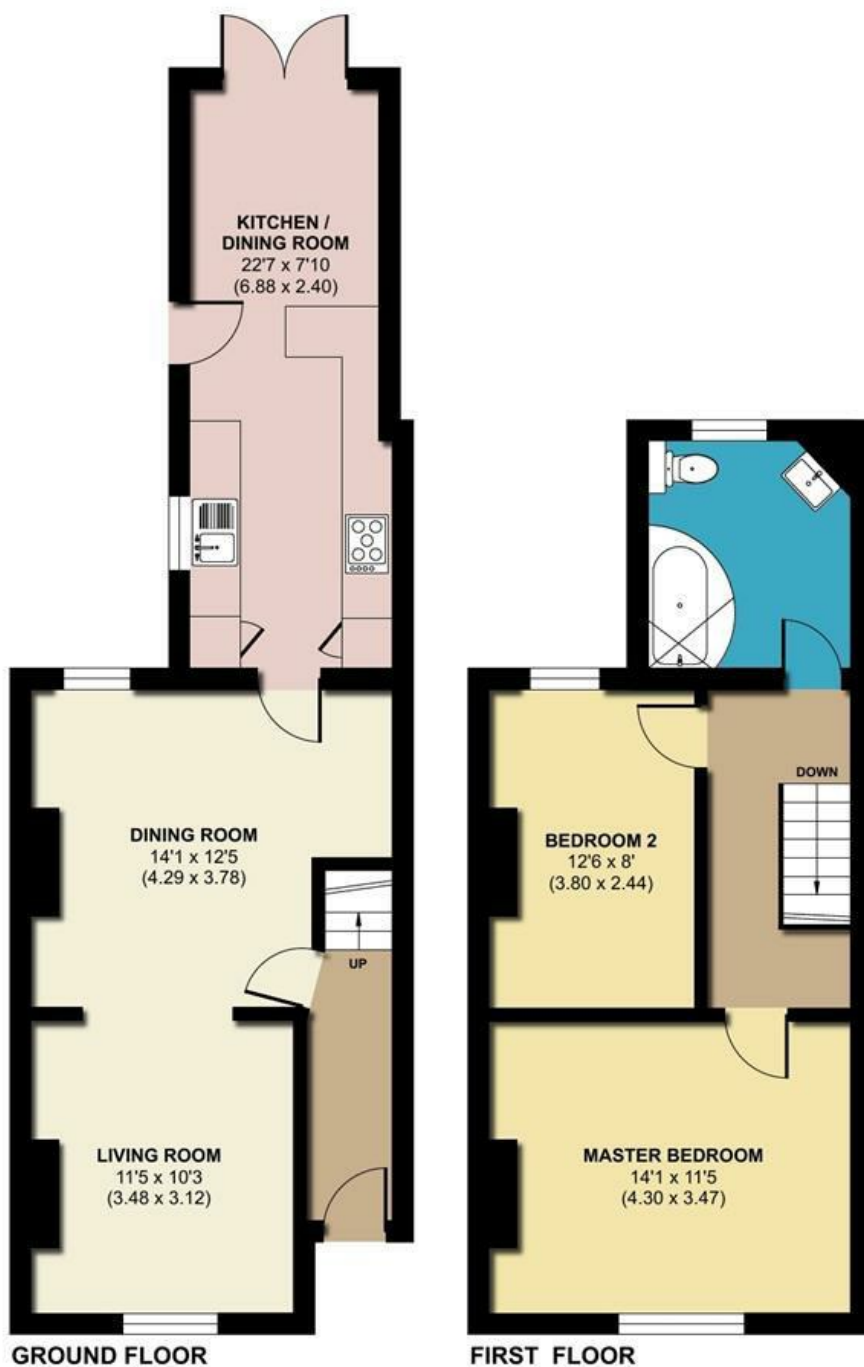




Easthampstead Road, Wokingham

Approximate Area = 923 sq ft / 85.7 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: 1336947

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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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