



6, Tanhouse Lane
Wokingham
Berkshire, RG41 2RL

£270,000 Leasehold



A spacious, well presented, light and airy first floor maisonette with two bedrooms, located in a quiet cul de sac, close to the station and an easy walk to Wokingham town centre. The property is nicely laid out, with an impressive c.800 sq ft of space and no shared or communal areas. The accommodation comprises a private front garden and front door leading to entrance lobby and stairs to first floor level. Upstairs, there is a large and bright living room; a good sized kitchen with separate utility room that has space for a washing machine and tumble dryer; a large master bedroom with built-in wardrobe; a second double bedroom; and a family bathroom, which has a separate shower and bath. There is a large cupboard accessed from the landing, and further storage available in the loft space, which is insulated and partially boarded. The property has been well maintained and is in good decorative order throughout.

- Over 800 sq ft of space
- Two double bedrooms, master with built in wardrobe
- Close to train station and central Wokingham
- Spacious living/dining room
- Family bathroom with shower and bath
- Well presented and maintained throughout

Tanhouse Lane is a convenient location for Wokingham town centre and train station which are both within easy walking distance. There is a convenience store close by on Barkham Road and the Ormonde Road recreation ground is nearby. The area has excellent access to A329(M), M4 and M3 which is located off the London Road.

The front garden is enclosed by wooden fencing and a brick wall along the front boundary, laid in pea shingle with a path leading to the front door. On street parking is available

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

Leasehold information
Term: 999 yrs from 24th June 1961
Years remaining: 934
Annual Ground rent: c.£6.00

Property sold as leasehold with share of freehold. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

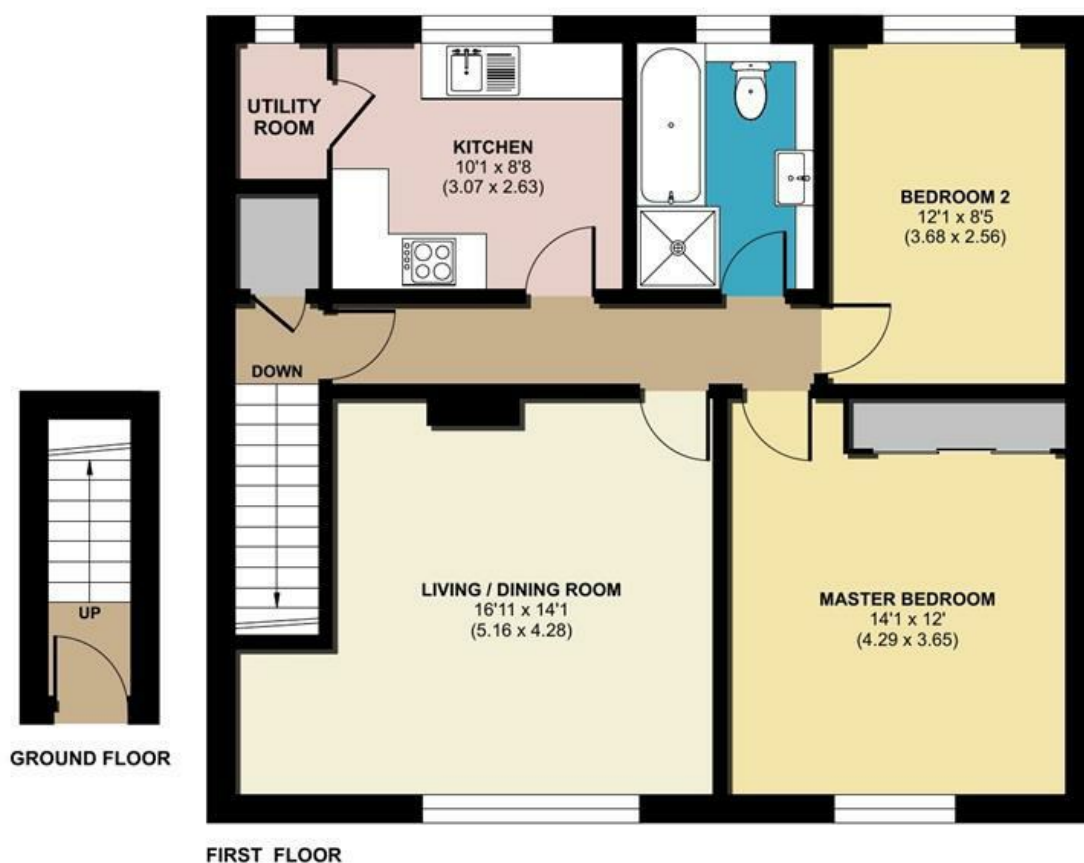




Tanhouse Lane, Wokingham

Approximate Area = 812 sq ft / 75.4 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). © nitchecom 2026. Produced for Michael Hardy. REF: 1440977

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
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

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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