



12, Goodchild Road
Wokingham
Berkshire, RG40 2EN

£650,000 Freehold



This smartly presented two bedroom Victorian detached house is set in a desirable location within walking distance of Wokingham town centre and train station. The recently refurbished accommodation comprises entrance hall, living room with bay window to front, cloakroom, re-fitted kitchen with extended dining/living room with vaulted ceiling. There are two air conditioned double bedrooms and a newly fitted bathroom on the first floor. Outside there is a private rear garden with driveway parking at the side and spacious garden office.

- Character property in desirable town centre location
- Newly fitted kitchen and bathroom
- Private rear garden with office space
- Living room with log burner
- Cloakroom
- Off road parking

Outside the rear garden is enclosed by wooden fencing with an area of patio and block paving across the rear of the house with wall lighting and steps up to an area of lawn surrounded by mature shrub borders. There is a smart garden office with light and power, garden shed and greenhouse. There is off road driveway parking at the side of the house for three cars behind electrically operated large wooden gates.

Goodchild Road is an attractive mix of properties, mostly dating from c.1900 and set in the heart of the town centre. As well as a local infant school, the shops and restaurants of the town are just a few minutes walk away. For the commuter, the train station is also within walking distance and the A329(M)/M4 can be reached from the east of town from London Road.

Council Tax Band: E (Subject to change)
Local Authority: Wokingham Borough Council
Energy Performance Rating: D





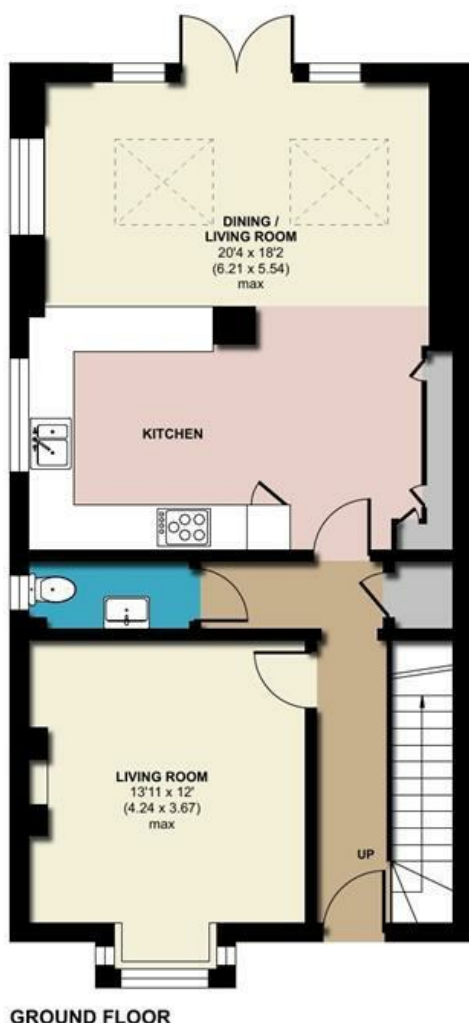
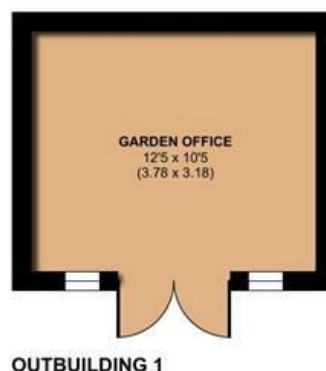
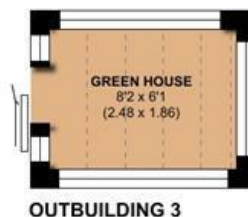
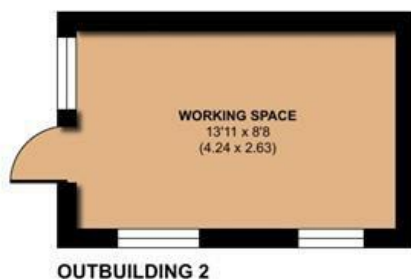
Goodchild Road, Wokingham

Approximate Area = 1126 sq ft / 104.6 sq m

Outbuildings = 299 sq ft / 27.7 sq m

Total = 1425 sq ft / 132.3 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: 1281021

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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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