



24, Rose Street  
Wokingham  
Berkshire, RG40 1XU

**£600,000 Freehold**





This spacious four bedroom town house is situated in a desirable location in one of Wokingham's oldest streets in the town centre. The ground floor accommodation comprises stunning fitted kitchen/breakfast room, spacious living/dining room with Bi folding doors leading onto the rear garden. There are two first floor bedrooms and a smart family bathroom with two further bedrooms on the second floor. Outside the pretty rear garden is well stocked and partially walled.

- Offered with no chain
- Spacious living room/dining room
- Versatile layout over three floors
- Over 1200 sq ft of accommodation
- Stunning kitchen/breakfast room
- Desirable town centre location

**Parking** - There is no parking available at the property. On-street parking requires residents and visitors permits which are c.£33.00 a year and are issued upon application by WBC, for an up-to-date list of charges please check the website: <https://rb.gy/kwspr6>

The private rear garden is enclosed by fence and wall laid to lawn with an area of patio at the rear of the house and raised brick borders with well stocked shrub and plant borders with a path that leads to the rear of the garden which is shingled and two shed is situated in the corner.

Rose Street is one of the oldest streets in Wokingham comprising property dating back to c.1500's that vary in style and size. The location is very popular due to the fact it is set in the heart of the town centre close to a variety of shops and leisure facilities. Wokingham train station and Market Place are a short walk away.

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









## Rose Street, Wokingham

Approximate Area = 1181 sq ft / 109.7 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Total = 1201 sq ft / 111.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1194458

Residential Sales and Lettings  
9 Broad Street, Wokingham,  
Berkshire RG40 1AU

0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk)

**M Hardy**  
**MICHAEL HARDY**  
**SALES & LETTING**

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

01344 779999

[crowthorne@michael-hardy.co.uk](mailto:crowthorne@michael-hardy.co.uk)

[www.michael-hardy.co.uk](http://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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

Ref: 18071772 | Folio: A4665 | 17th October 2024