



**Redlees, 152, Barkham Road  
Wokingham  
Berkshire, RG41 2RP**

**OIRO £850,000 Freehold**



Offered to the market with NO ONWARD CHAIN, a fantastic opportunity to own a lovely property that has scope to extend. The property comprises an entrance hall with storage and cloakroom, a refurbished kitchen with some integrated appliances and pantry, dining room/snug, large living room with a sun room. To the first floor, there are five bedrooms, one with built in wardrobes and storage, and a refurbished family bathroom with separate WC. Outside the property benefits from a south facing landscaped rear garden and a double length garage with driveway parking.

- 2094 sq ft / 194.4 sq m (includes attached garage)
- Double length garage and driveway parking
- Study/snug
- Close to Wokingham town centre
- South facing garden
- Potential to extend

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

To the front is driveway parking for multiple vehicles with the remainder laid out as lawn and mature shrubs. There is a garage which provides access to a home office and the garden. There is also gated access to the secluded landscaped gardens, comprising a patio area, with the rest laid to lawn with tended flower beds, bushes and fruit trees. There is also a workshop for storage.

This section of Barkham Road comprises a mix of character and executive properties, within easy walking distance of Wokingham's regenerated town centre and its refurbished railway station (with frequent services to London Waterloo, Gatwick Airport and Reading). Road commuter links are also excellent with access to the A329(M)/M4 (to London and the West) and the A327 (via Arborfield to Camberley).









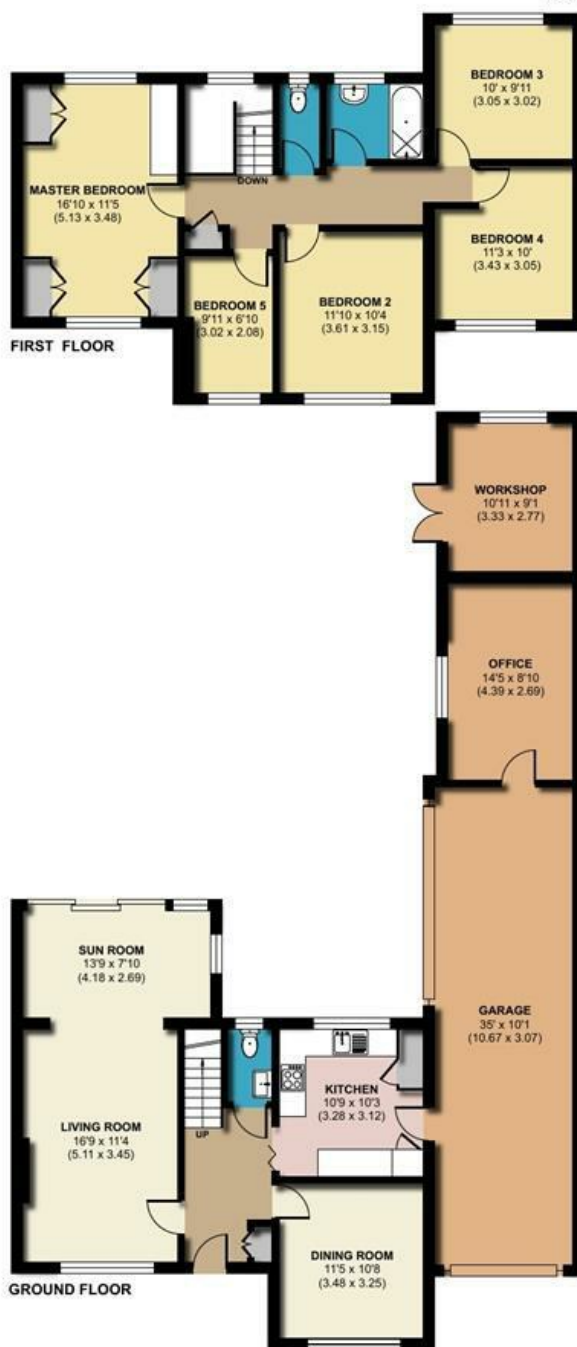
## Barkham Road, Wokingham

Approximate Area = 1995 sq ft / 185.3 sq m (includes attached garage)

Outbuilding = 99 sq ft / 9.1 sq m

Total = 2094 sq ft / 194.4 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). © nichcom 2024. Produced for Michael Hardy. REF: 1218402

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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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