



**3 Denton Mews, Denton Road
Wokingham
Berkshire, RG40 2DZ**

Asking Price £450,000 Freehold



Offered to the market with no onward chain is this well presented two bedroom staggered terrace house, situated in sought after mews development within easy reach of the town centre. Accommodation comprises spacious living room with adjoining brick built double glazed conservatory with French doors leading to a private 29' west facing rear garden, cloakroom, kitchen overlooking the front, to the first floor there are two double bedrooms both with fitted wardrobes and master bedroom with ensuite shower.

- Offered with no onward chain
- Spacious living room
- Carport parking for two cars
- Kitchen with integrated appliances
- Brick built double glazed conservatory with French doors
- Desirable town centre location

The rear garden is west facing and is enclosed by wooden fencing and laid mainly to lawn with mature shrub borders and a patio across the rear, outside lighting. To the front, covered entrance porch and outside lighting, with two allocated parking spaces. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Denton Mews is a smart development of houses situated with easy walking distance to Wokingham town centre, shops and restaurants of the town on it's doorstep and is also within easy walking distance of the train station. Access to the A329(M)/M4 is via the east of town Rarely come available to the market and are very sought after due to it's quiet location and proximity to the market town.

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





Denton Road, Wokingham

Approximate Area = 863 sq ft / 80.2 sq m (excludes carport)

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: 1230336

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

0118 977 6776

properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

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