



94, Oxford Road  
Wokingham  
Berkshire, RG41 2YJ

**OIEO £800,000 Freehold**





Offered with no onward chain, this well-presented three-bedroom detached home is situated in a sought-after, non-estate location, just a short walk from Wokingham train station and the town center. With potential to extend (subject to planning permission), this property is perfect for those looking for a prime location and the opportunity to personalize their home. The versatile accommodation includes a spacious entrance hall with understairs storage, a light-filled office with a bay window, a comfortable living room, and a kitchen/breakfast room. Additionally, there is a dining room and a convenient downstairs shower room. Upstairs, the property offers three good-sized bedrooms, a family bathroom, and a separate W/C.

- No onward chain
- Two bathrooms
- Off street parking
- Three bedrooms
- Amazing rear garden
- Potential to extend subject to planning

The well-maintained west facing rear garden is mainly laid to lawn, featuring mature trees, well-stocked shrub borders, and a large shed for additional storage. A patio area spans the rear of the house, providing an excellent space for entertaining. Side access leads to the front of the property, where a block-paved driveway offers parking for several vehicles. The integral garage, complete with light and power, adds further practicality. The front of the property is screened by mature hedgerows, ensuring privacy.

Oxford Road offers a range of properties, from charming period cottages to modern family homes. The property's proximity to Wokingham train station and town center, along with easy access to the A329(M)/M4, makes it ideal for commuters. Additionally, the nearby Barkham Road links to the A327, providing routes to both Reading and Camberley.

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









## Oxford Road, Wokingham

Approximate Area = 1582 sq ft / 146.9 sq m

Garage = 188 sq ft / 17.4 sq m

Total = 1582 sq ft / 146.9 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: 1270659

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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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