



76, Easthampstead Road  
Wokingham  
Berkshire, RG40 2EE

**OIEO £675,000 Freehold**



This spacious three bedroom detached 1930's built house is set in a desirable non estate location within walking distance of Wokingham town centre. The recently refurbished accommodation comprises entrance hall, living room with a bay window overlooking the front driveway, cloakroom, re-fitted kitchen, dining room, and a study and snug area. To the first floor there are three bedrooms and a newly fitted family bathroom.

- Offered with no onward chain
- Newly fitted kitchen and bathroom
- Character property
- Scope for further development STTP
- Generous plot
- Desirable town centre location

Outside the rear garden is enclosed by wooden fencing and a 7ft wall on one boundary. There is an area of grass with well stocked shrub and plant borders. There is paving at the rear of the house and gated side access leading to the detached garage with store behind. The front driveway provides parking for several vehicles and enclosed by raised hedge borders and evergreen trees. The drive is approached via two brick pillars and is screened by trees hedges along the front boundary.

Easthampstead Road leads from the centre of Wokingham town centre into countryside , hosting a variety of of property ranging from victorian terraces to substantial family homes set on large plots. The shops restaurants and train station are within easy walking distance. There are a number of popular school nearby. The A329M and M4 can be reached from the east of town.

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





## Easthampstead Road, Wokingham

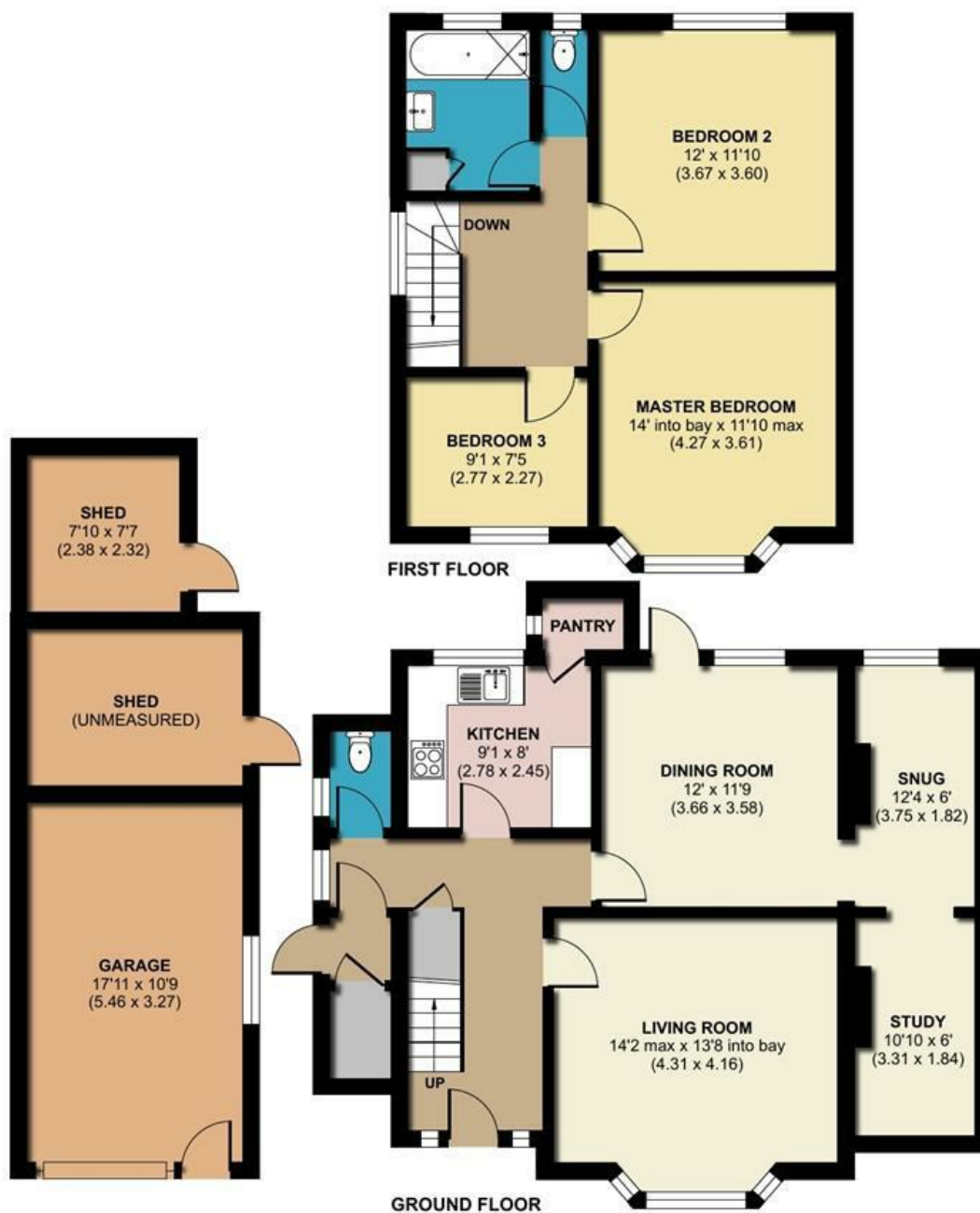
Approximate Area = 1302 sq ft / 121 sq m (exclude shed)

Garage = 193 sq ft / 17.9 sq m

Outbuilding = 59 sq ft / 5.5 sq m

Total = 1554 sq ft / 144.4 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). © nichecom 2025. Produced for Michael Hardy. REF: 1272786

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)

*Michael 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