



274, London Road
Wokingham
Berkshire, RG40 1RD

OIEO £600,000 Freehold



This spacious two bedroom detached bungalow is set on a generous plot within easy walking distance of Wokingham town centre. The well presented accommodation includes a large living room, a kitchen/dining room that opens into a bright conservatory, shower room with a white suite, and two generously sized double bedrooms. Outside, the generous garden provides excellent potential to extend (STPP).

- Offered with no onward chain
- Fitted kitchen/dining room
- Well stocked rear garden
- Spacious loft with scope to extend SSTP
- Generous conservatory
- Walking distance to town centre

The rear garden is laid mainly to lawn, enclosed by wooden fencing and hedge borders with a bank of conifer trees along the rear boundary. There are fruit trees interspersed throughout the lawn with a greenhouse and a patio across the rear of the property. There is a single garage with workshop behind and gated side access leads to the front driveway which provides parking for several vehicles. There are mature hedge borders screening the property at the front.

The bungalow is situated a few minutes walk from Wokingham town centre and has excellent vehicular access to Reading and Bracknell via A329(M) and M4 motorway. Two local public houses and Keephatch Park are also within walking distance. London Road is made up of a variety of properties ranging from Victorian semi-detached houses, 1930's detached family homes and 1960's built properties.

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





Floorplan

London Road, Wokingham

Approximate Area = 1819 sq ft / 168.9 sq m (excludes storage)

Limited Use Area(s) = 136 sq ft / 12.6 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 2121 sq ft / 196.9 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: 1288385

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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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