



31, Marks Road
Wokingham
Berkshire, RG41 1NR

£625,000 Freehold



This smartly presented versatile four bedroom terraced house is set on the popular Joel Park development close to Wokingham town centre and local schools. The accommodation comprises entrance hall, cloakroom, spacious kitchen/dining room, living room leading into family room and garden room. There are four generous first floor bedrooms and two bathrooms.

- Versatile family home
- Three reception areas
- Well stocked rear garden
- Over 1500 square feet (inc. garage & outbuilding)
- Two first floor bathrooms
- Garage and driveway parking

Outside the pretty, well stocked rear garden is enclosed by wooden fencing, laid mainly to lawn with an area of patio across the rear of the house with a wooden pergola above and a pond with rockery on the left. There are mature borders hosting a variety of plants and flowers with a wooden shed in the left corner. To the front, there is a shingled driveway, providing parking for several vehicles, as well as an integral garage.

Marks Road is situated on the favoured Joel Park which is a popular development built by Laing Homes in the late 1960's. There are a variety of houses ranging from three bedroom semi detached properties, many of which have subsequently been extended, and three bedroom detached houses and chalets. The area benefits from being within walking distance of Wokingham town centre, train station and close to the amenities of Emmbrook.

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





Floorplan

Marks Road, Wokingham

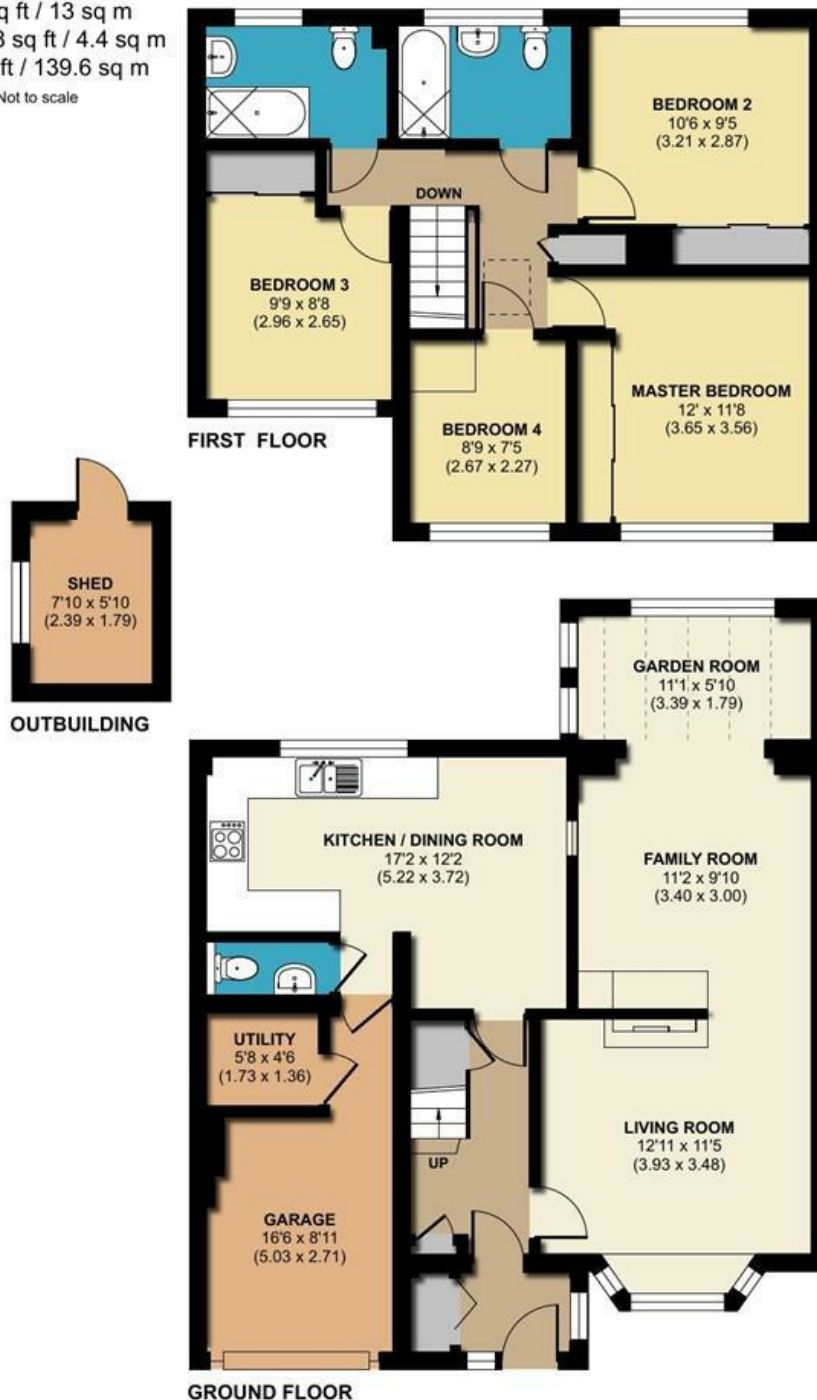
Approximate Area = 1316 sq ft / 122.2 sq m

Garage = 141 sq ft / 13 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1505 sq ft / 139.6 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: 1279772

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

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk


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

Ref: 18338491 | Folio: A4795 | 15th May 2025