



40, Oak Avenue
Wokingham
Berkshire, RG40 1LJ

Guide Price £475,000 Freehold



This smartly presented versatile three bedroom town house is set to the east of Wokingham town centre close to local schools with excellent transport links. The accommodation comprises entrance hall, cloakroom and impressive fitted kitchen and living room with French doors to the rear garden. There are two first floor bedrooms and a family bathroom with a spacious master suite on the second floor which offers en suite shower facilities and fitted wardrobes.

- Offered with complete chain
- Spacious open plan kitchen/dining room
- Carport at rear
- Over 1200 sq ft of living space
- Master bedroom with en suite
- Desirable Keephatch Gardens

The rear garden is enclosed by wooden fencing and laid mainly to lawn, with a patio area extending across the back of the property. There is outside wall lighting above, and a pathway leading to a gated rear access that opens to a carport.

Keephatch Gardens is a modern development of new homes in Wokingham. Semi-detached, terraced and detached houses boast modern design features, there is a selection of well regarded primary and secondary schools in the area, including St Theresa's and All Saints Church of England primary school. For older children, St Crispin's school is within walking distance of the development, while The Emmbrook School and The Holt School are both less than ten minutes' drive away.

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

NB: Annual Estate charge: The vendor has informed us that there is no estate charge for this property, this will need to be verified through your solicitor, as part of the conveyancing process.

*Cala Homes are able to offer up to £2,000 towards the purchaser/s legal fees, subject to the purchaser/s using Cala's recommended solicitors (Subject to terms & conditions)





Oak Avenue, Wokingham

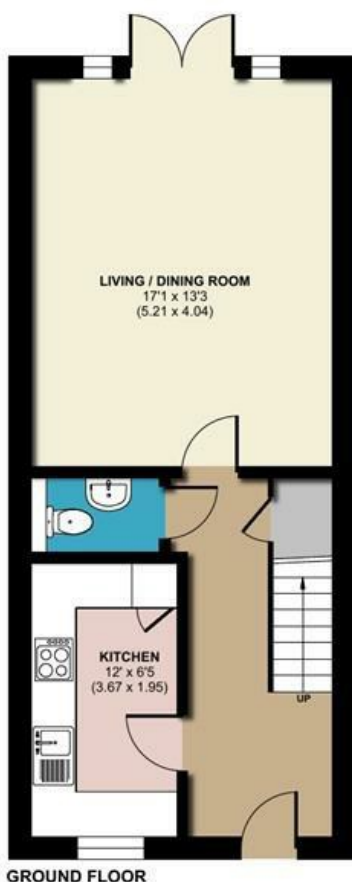
Approximate Area = 1172 sq ft / 108.8 sq m

Limited Use Area(s) = 51 sq ft / 4.7 sq m

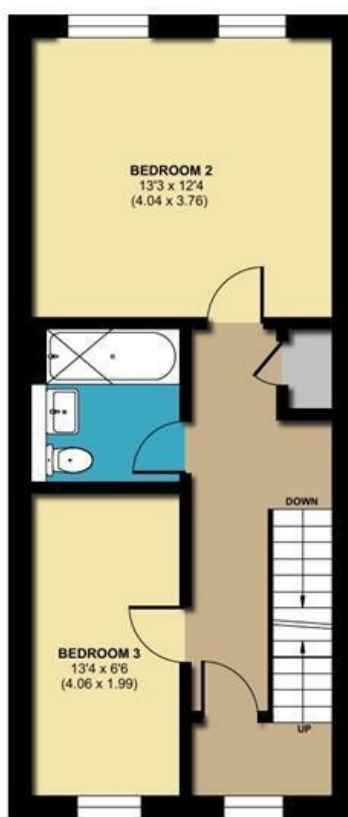
Total = 1223 sq ft / 113.5 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1374881

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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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