



26, Blagrove Lane
Wokingham
Berkshire, RG41 4BA

Guide Price £475,000 Freehold



An exciting opportunity to acquire a detached four bedroom family home on Blagrove Lane, Wokingham. Requiring complete modernisation throughout, this property offers fantastic scope to create a fantastic home tailored to your taste and lifestyle. Positioned on a generous plot with ample frontage and an east facing rear garden, it provides versatile accommodation including a spacious living/dining area, separate kitchen, integral garage, and four well proportioned bedrooms. Ideal for buyers seeking a project with huge potential in a sought after residential location.

- No onward chain
- Spacious living/dining room and separate kitchen
- Driveway parking and garage
- Requires full modernisation
- Generous plot with large east-facing rear garden
- Desirable residential location

To the front, the house benefits from driveway parking for multiple vehicles and access to the attached garage. The large east-facing rear garden offers excellent space for landscaping, extending the home or creating a wonderful entertaining area (subject to planning permissions).

Blagrove Lane is a well-regarded road close to Wokingham town centre, local schools, parks, and transport links. The property is conveniently located for nearby amenities and provides easy access to commuter routes including the M4 and A329(M), making it ideal for families and professionals alike.

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





Blagrove Lane, Wokingham

Approximate Area = 906 sq ft / 84.2 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1033 sq ft / 96 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: 1321288

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