

## 198, London Road Wokingham RG40 1SN



Character and warmth throughout! A charming cottage offered to the market in beautiful condition having been lovingly maintained by the owners. The 934 sq ft of accommodation comprises on the ground floor a cosy living room with a focal fireplace and the hub of this home is the c.26' x 15' kitchen/dining/family room with utility area and modern cloakroom. On the first floor there are three bedrooms and a modern family bathroom. The rear aspect double doors lead out to a mature and secluded rear garden which extends to a total length of c.110' and has several patio areas with the majority laid to lawn with a variety of established shrubs and borders. The property has the modern benefits of uPVC double glazing and gas radiator heating to complement the character of this lovely cottage. The property is located c.2/3 of a mile to Wokingham Market Place with an array of pubs, cafes, restaurants, gyms, a cinema and the train station. For more detailed material property information please click on the various brochure links.

£415,000 Freehold



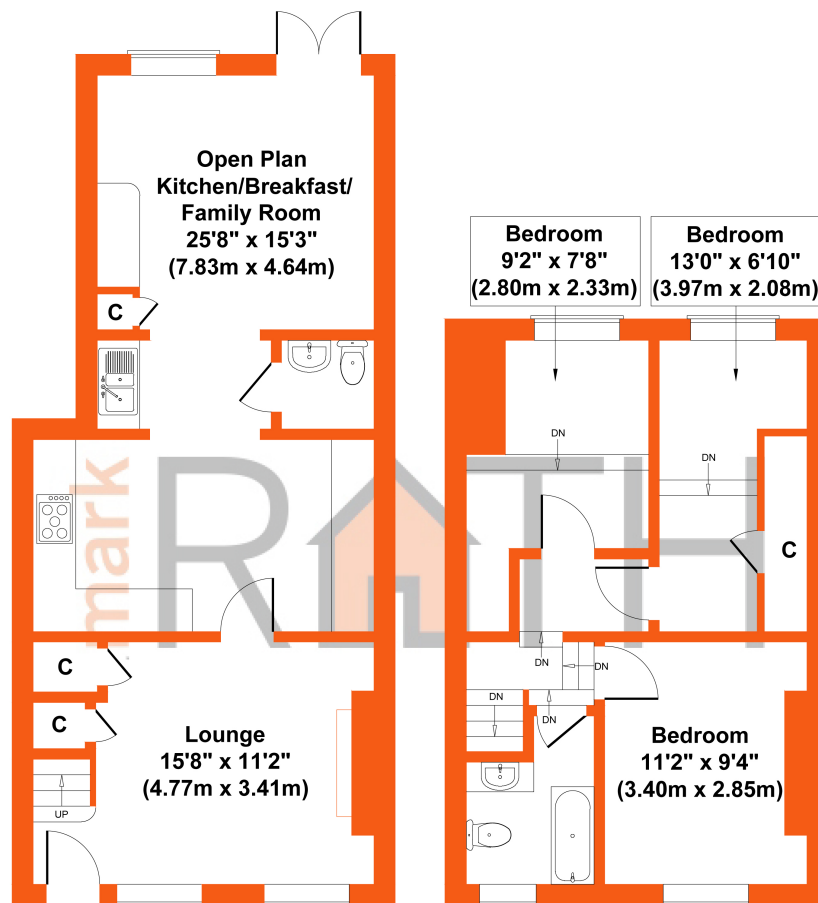






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





## GROUND FLOOR

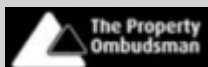
## FIRST FLOOR

Approx. Gross Internal Floor Area 934 sq. ft. (86.8 sq. m.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by The Plan Portal 2025



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.