

## 61, Oak Avenue Wokingham RG40 1LJ



A smartly presented end of terrace family home located to the East of Wokingham and offering c.1,293 sq ft of accommodation over three floors. The ground floor of the property provides a reception hallway with downstairs cloakroom, kitchen with appliances and c.17' x 13' living/dining room with French doors to the garden. Rising to the first floor there are two bedrooms plus a family bathroom. On the second floor is a complete master bedroom suite c.25' x 13' max with ensuite shower room, fitted wardrobes and large eaves storage cupboard. The rear garden being end of terrace is wider than neighbouring properties and is of a west/south westerly aspect with patio and laid to lawn plus rear gate providing access to the single car port. There are uPVC double glazed windows and gas radiator heating with an EPC rating B. For more detailed material property information please click on the various brochure links.

### Offers In Excess of £500,000 Freehold









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

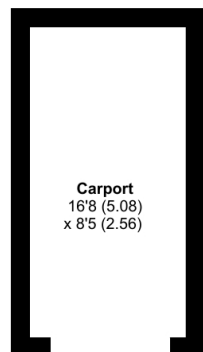
## Oak Avenue, Wokingham, RG40

Approximate Area = 1221 sq ft / 113.4 sq m

Limited Use Area(s) = 72 sq ft / 6.6 sq m

Total = 1293 sq ft / 120 sq m

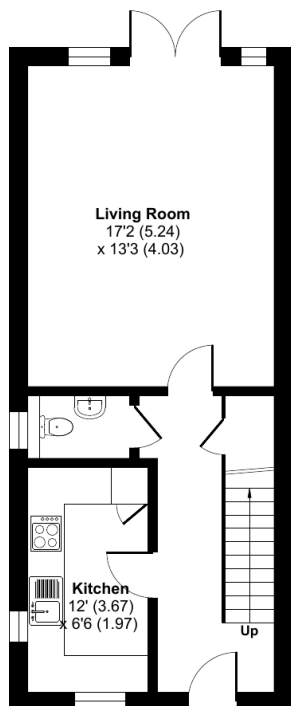
For identification only - Not to scale



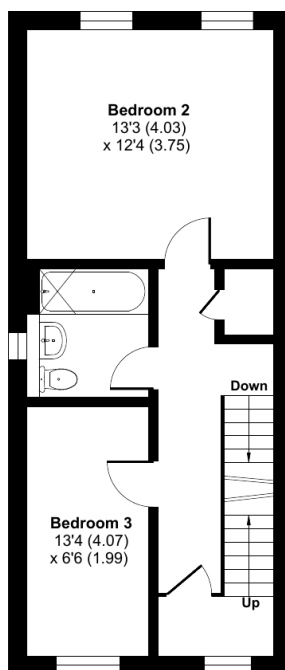
**CARPORT**



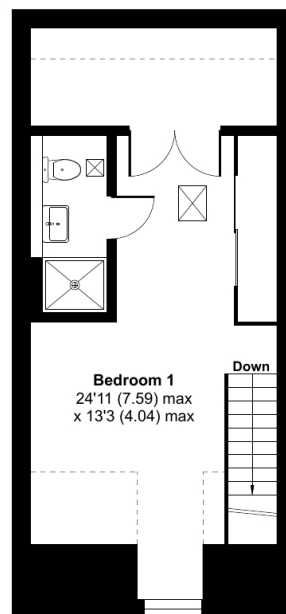
Denotes restricted  
head height



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Mark Rath Residential. REF: 1403245



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.