



- Town centre location
- Walking distance of the station

- Grade II listed family home
- Three reception rooms
- Three bedrooms

- Private garden
- Log burner
- Exposed beams
- Character features

9 The Terrace
Wokingham | RG40 1BP

0118 979 6796



Situated within walking distance of the town centre and mainline train station, stands this rarely available and charming Grade II listed home.

The accommodation comprises hall, large living room with wood burning fire, dining room, study, galley kitchen with range style double oven gas cooker and cloakroom. There is solid oak flooring throughout the downstairs accommodation. Upstairs on the first level are three spacious bedrooms, with bedrooms two and three having a feature fireplace and there is also a shower room. On the second floor there is a large bathroom with free standing bath. To the rear of the property there is a paved area and a raised lawn with shrub borders.

The Terrace is in a conservation area of similar aged properties in the heart of the market town of Wokingham with its eclectic range of shops, restaurants, coffee shops and bars, with more comprehensive facilities available at Reading, Camberley and Guildford.

The area boasts some of the country's best schools and enjoys excellent leisure facilities. For the commuter both the M3 and M4 motorway are easily accessible. Wokingham Station provides an efficient service to Guildford and London Waterloo and in the other direction to Reading Station which is the third biggest interchange station outside of London, with efficient services to London Paddington.





Total area: approx. **119.3** sq. metres (**1285** sq. feet)

This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.

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IMPORTANT NOTICE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes are approximate and rounded. They are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen appliances, whether fitted or not, are deemed removable. 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.