





14 STANLEY ROAD, WOKINGHAM, BERKSHIRE, RG40 1SX

£430,000 FREEHOLD

SITUATED JUST 0.3 MILES FROM WOKINGHAM TOWN CENTRE, THIS CHARMING TWO-BEDROOM VICTORIAN TERRACED HOME BEAUTIFULLY COMBINES PERIOD CHARACTER WITH CONTEMPORARY STYLE.

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DESCRIPTION:

NEW ROOF, NEW BOILER, GARDEN OFFICE AND COMPLETE ONWARD CHAIN Situated just 0.3 miles from Wokingham Town Centre, this charming two-bedroom Victorian terraced home beautifully combines period character with contemporary style.

Upon entering, you are welcomed into a bright and airy living room, where a striking brick-built feature fireplace with a log burner creates an immediate focal point and a cosy atmosphere. Moving through the property, you'll find a generous dining area which offers an ideal space for entertaining and flows seamlessly into the stylish shaker-style kitchen. The kitchen continues the home's tasteful aesthetic and offers excellent, versatile storage. Beyond this is a well-appointed ground floor shower room with a practical utility area.

Upstairs, there are two well-proportioned double bedrooms, each offering ample space for double beds, additional furnishings, and built-in wardrobes. The principal bedroom further benefits from a modern en-suite bathroom. Subject to the necessary planning permissions, there is also potential to convert the loft to create a third bedroom, offering scope for future expansion.

To the rear, the property boasts an impressive west-facing garden extending approximately 100 feet, enjoying plenty of sunlight throughout the day. A charming patio area provides the perfect setting for outdoor dining and entertaining during the warmer months, while the remainder of the garden is mainly laid to lawn with sleeper beds and a delightful herb garden. At the end of the garden, the current owners have constructed a superb insulated home office, complete with lighting, heating, and excellent internet connectivity, an ideal space for working from home while remaining separate from the main house.

AT A GLANCE

- Just 0.3 miles from Wokingham Town Centre
- Charming two-bedroom Victorian terraced home blending character and contemporary style
- Bright living room with brick-built feature fireplace and log burner
- Open-plan dining area flowing into a stylish shaker-style kitchen with excellent storage
- Two well-proportioned double bedrooms, including a principal bedroom with modern en-suite
- Potential to convert the loft (subject to planning) to create a third bedroom
- Impressive 100ft west-facing garden with patio, lawn, herb beds, and fully insulated home office with heating and internet connectivity
- Ultrafast Broadband available 1000Mbps
- Satellite/Fibre available with BT, Sky & Virgin
- Mobile coverage O2, Three, Vodafone & EE







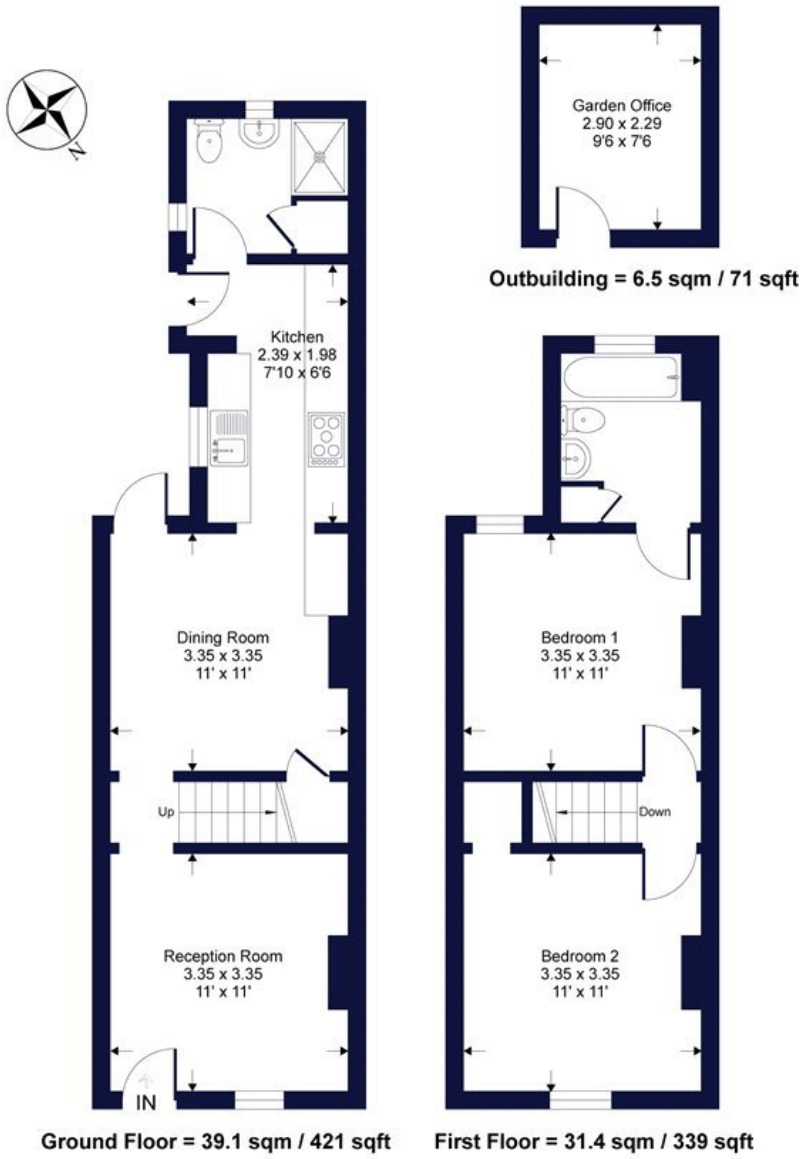




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Approximate Gross Internal Area = 70.6 sq m / 760 sq ft
Approximate Outbuilding Internal Area = 6.5 sq m / 71 sq ft
Approximate Total Internal Area = 77.1 sq m / 831 sq ft

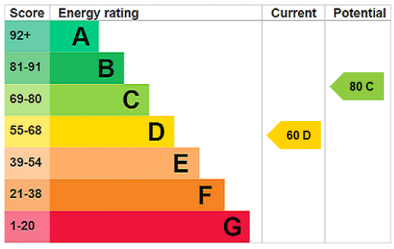


Outbuilding = 6.5 sqm / 71 sqft

Ground Floor = 39.1 sqm / 421 sqft **First Floor = 31.4 sqm / 339 sqft**

Whilst every attempt has been made to ensure the accuracy or the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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