



44 STURGES ROAD, WOKINGHAM, BERKSHIRE, RG40 2HE  
**£725,000 FREEHOLD**

## A RARE OPPORTUNITY IN CENTRAL WOKINGHAM – PERIOD THREE BEDROOM HOME WITH CHARACTER AND POTENTIAL

**Winkworth**

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### DESCRIPTION:

Offered to the market for the first time in over 60 years, this charming three-bedroom semi-detached home is located in the very heart of Wokingham Town Centre, on one of the town's most sought-after roads. Retaining many original features throughout, the property presents a fantastic opportunity for those looking to renovate and create a truly special home.

The ground floor accommodation includes a bright living room with bay window, separate dining room, breakfast room, kitchen, and a ground floor WC. Upstairs there are three double bedrooms, a store room, and a family bathroom. The home is full of period character and offers plenty of scope for modernisation.

Outside, to the front there is a lawned garden and driveway parking for one vehicle. To the rear, the magnificent garden is laid mainly to lawn, with mature planting and an old stable building at the far end—an ideal project for rebuilding or repurposing.

This is a rarely available home in a premium location, perfect for those seeking a project with charm, history, and excellent potential.

### AT A GLANCE

- Town Centre location
- Conservation area
- No chain complications
- In need of modernisation
- 3 bedrooms and a box room
- 3 reception rooms
- Council tax band E Wokingham
- Superfast broadband 80 Mbps
- Satellite/Fibre TV Available with BT, Sky and Virgin
- Mobile coverage EE, Vodafone, Three and O2



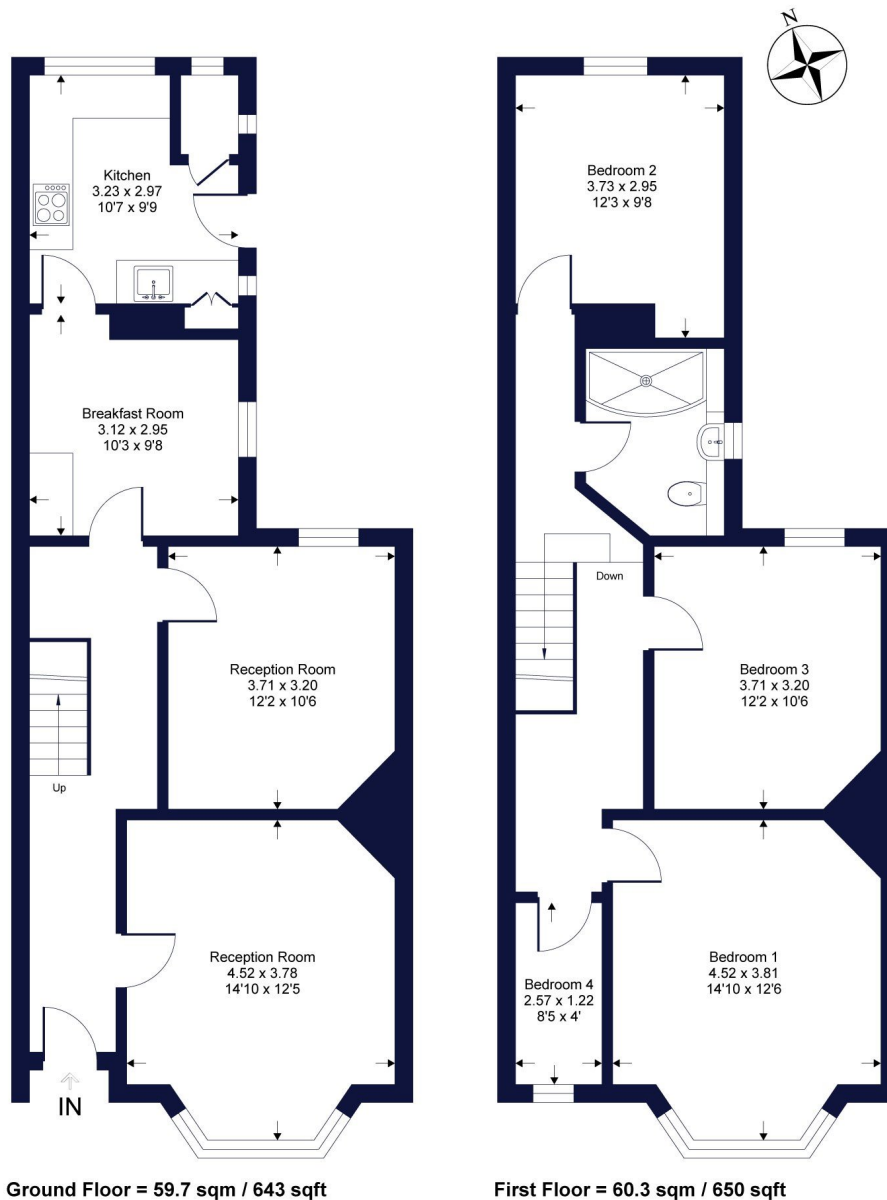




## Sturges Road

Approximate Gross Internal Area = 120.1 sq m / 1293 sq ft

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Whilst every attempt has been made to ensure the accuracy of 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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