



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

32, Sherwood Road, Winnersh, Berkshire, RG41 5NJ

£485,000
Freehold

Sherwood Road, Winnersh, Wokingham

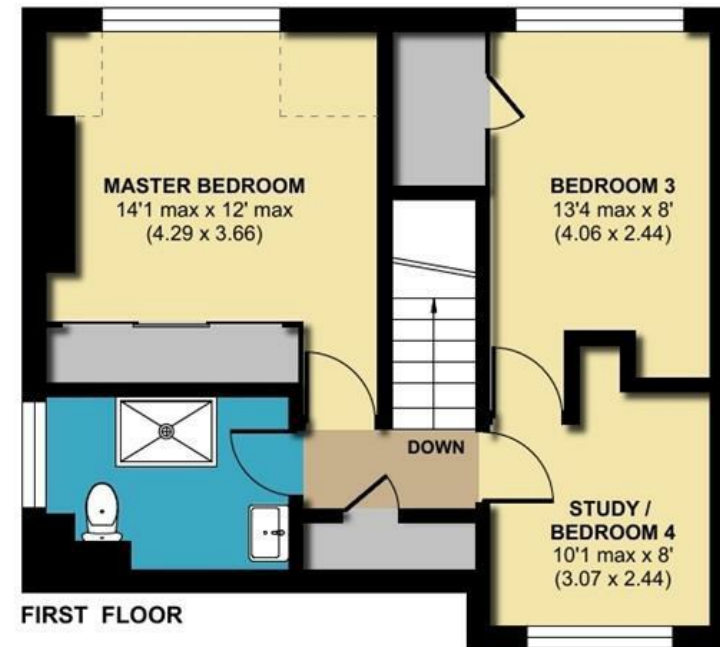
Approximate Area = 1235 sq ft / 114.7 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

Total = 1251 sq ft / 116.1 sq m

For identification only - Not to scale

Denotes restricted
head height





This well presented three bedroom semi detached family home in a quiet road within walking distance of shops, Winnersh train station and easy access to the motorway network. The versatile accommodation comprises spacious living room, cloakroom, kitchen, bedroom 2 and a double glazed conservatory/dining room. To the first floor there are two double bedrooms, a study/bedroom 4 and a family shower room. Outside there is a private rear garden and driveway parking.

- Spacious living room
- Ground floor bedroom 2
- Conservatory/dining room overlooking garden
- Private rear garden
- 1251 Sq Ft of accommodation

Situation

The property is within easy walking distance of Winnersh train station and a number of local shops including Sainsbury's supermarket, there is also a parade of shops close by. The house is likely to suit families because it is also close to a number of local schools. Commuters will enjoy the easy access to the A329M/M4 and Twyford station to the north.

Outside

The lovely mature rear garden offers an excellent degree of seclusion and is enclosed by fencing and well stocked borders comprising a variety of plants and a paved patio leading onto the lawn. There is side access leading to the front garden which is open plan with driveway parking and the remainder laid out as lawn.

Energy Performance Rating

C

Council Tax Band

D

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham towards Winnersh on the Reading Road, continue for approximately 2 miles and turn right at Winnersh crossroads into Robin Hood Lane and take the second turning right into Danywern Drive and the next left into Sherwood Road.



Residential Sales and Lettings

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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.

N.B. Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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