



508, Reading Road  
Winnersh  
Berkshire, RG41 5EX

**OIEO £550,000 Freehold**



This spacious two bedroom detached bungalow is set in a convenient location close to Winnersh train station, local schools and shops. The property has planning approval for an extension and is set on a generous plot with a south facing rear garden. The versatile accommodation comprises living room with adjoining conservatory, kitchen, dining room, shower room and two double bedrooms. Outside there is a generous south facing rear garden and adjoining single garage with covered storage and driveway parking at the front.

- Planning permission to extend (Wokingham council, planning number 222109)
- Master bedroom with fitted wardrobes
- Electric heating
- Versatile accommodation
- Conservatory





## Situation

The property is situated close to local shops, restaurants and amenities, Winnersh train station is only a short walk away. There is a variety of properties ranging from apartment blocks, bungalows and 1930's semi detached houses on Reading Road, some of which have generous gardens. Winnersh has exceptional road links to London via M4 and Reading and Wokingham via A329(M).

## Outside

The south facing rear garden is enclosed by wooden fencing laid mainly to lawn with an area of patio paving across the rear of the property and mature trees interspersed throughout with mature hedges, a shed and greenhouse. There is an adjoining single garage and a covered utility area behind with driveway parking for several vehicles at the front of the property.

## Energy Performance Rating

E

## Council Tax Band

D

## Local Authority

Wokingham Borough Council

## Directions

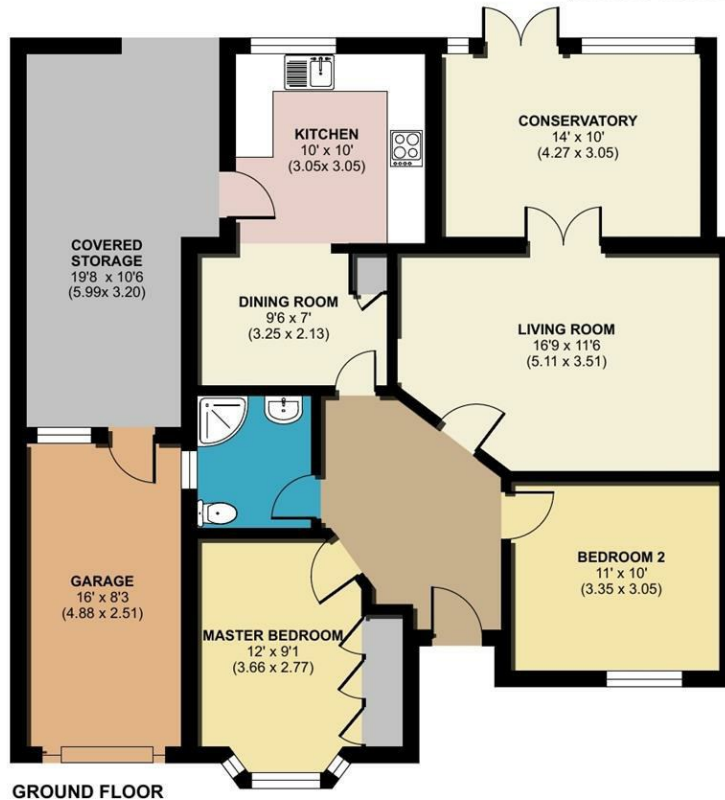
Leave Wokingham on the Reading Road proceeding over the Woosehill roundabout through the Winnersh crossroads, 508 will be found on your left after the parade of shops.



## Reading Road, Wokingham

Approximate Area = 1031 sq ft / 95.7 sq m  
(includes attached garage & excludes covered storage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024.  
Produced for Michael Hardy. REF: 1090860

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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, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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