



Michael Hardy
MICHAEL HARDY
Estate Agent

38, Watmore Lane, Winnersh, Berkshire, RG41 5JT

£775,000
Freehold

Watmore Lane, Winnersh, Wokingham

Approximate Area = 1995 sq ft / 185.3 sq m

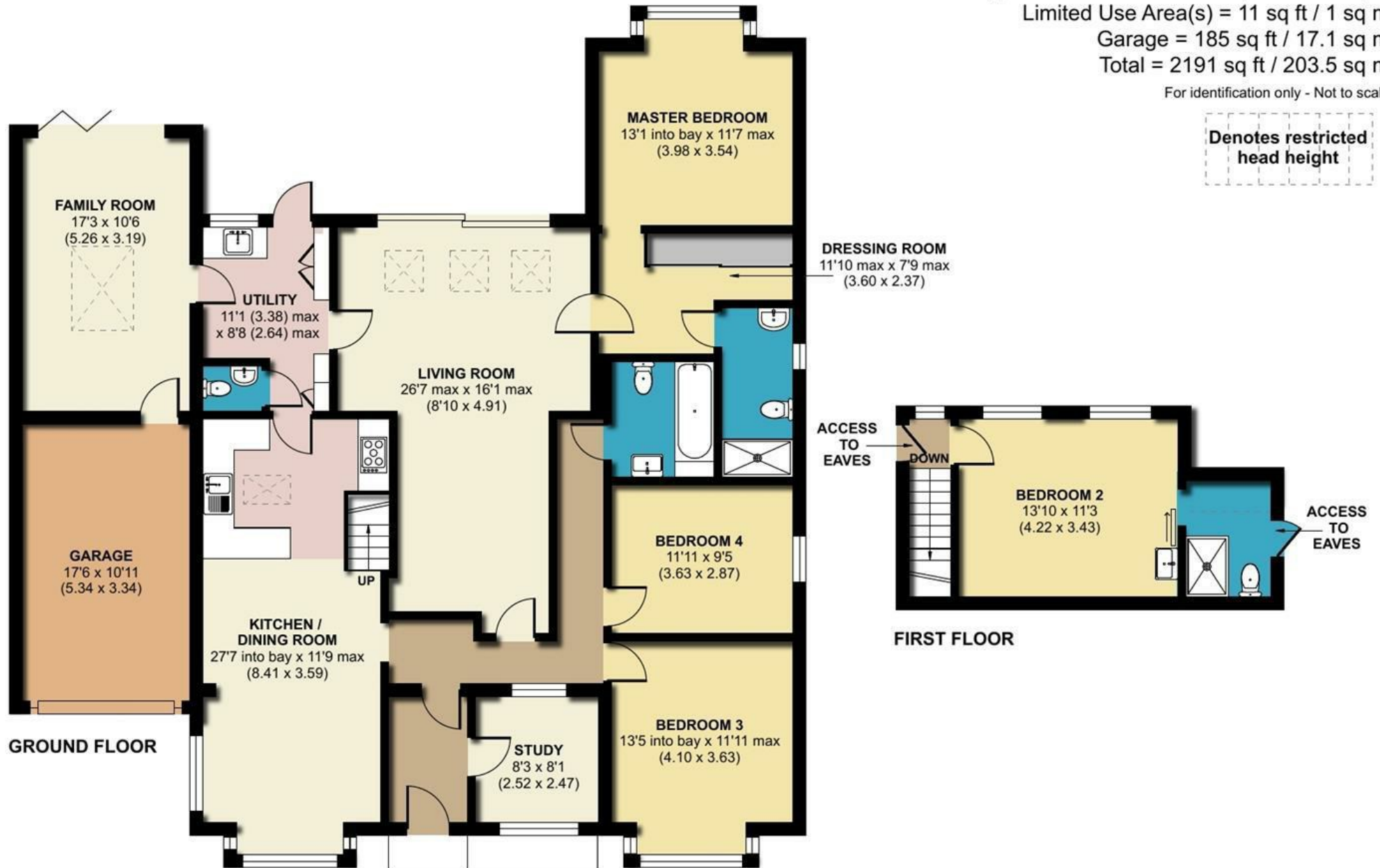
Limited Use Area(s) = 11 sq ft / 1 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 2191 sq ft / 203.5 sq m

For identification only - Not to scale

Denotes restricted head height





A well presented detached four bedroom chalet bungalow on the ever-popular Watmore Lane. The property comprises an entrance hall, study, kitchen/dining, utility room, cloakroom, family room which has access out to the garden, a large living room with sliding doors out to the rear garden, and three bedrooms and two bathrooms with the master bedroom with a walk in dressing area. Upstairs there is another bedroom which has an ensuite shower room. There is also driveway parking for multiple cars and a garage.

- Utility room
- Garage and driveway parking
- Private South West facing gardens
- 2191 sq ft / 203.5 sq m (includes attached garage)
- NB: Bedroom 3 has been virtually staged to better showcase the true potential of the room

Situation

Watmore Lane is a road of individual properties set in the heart of this established residential area with local schools, a parade of shops and close to Winnersh train station. Just up the road is Dinton Pastures which comprises 335 acres of countryside including 7 lakes, 2 rivers and meadows crisscrossed with footpaths and nature trails. As well as the local station there is also access to Twyford station (Paddington line) just to the north.

Outside

The front is open plan with driveway parking for multiple vehicles with a shingle driveway and mature shrubs. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing.

Energy Performance Rating

D

Council Tax Band

E

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Reading Road on reaching Winnersh crossroads turn right into Robin Hood Lane and second right into Danywern Drive, at the top take a left into Watmore Lane where the property will be found along on the left hand side.



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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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