



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

34, Jersey Drive, Winnersh, Berkshire, RG41 5FR

£485,000
Freehold

Jersey Drive, Winnersh, Wokingham

Approximate Area = 1295 sq ft / 120.3 sq m (excludes garage)

For identification only - Not to scale



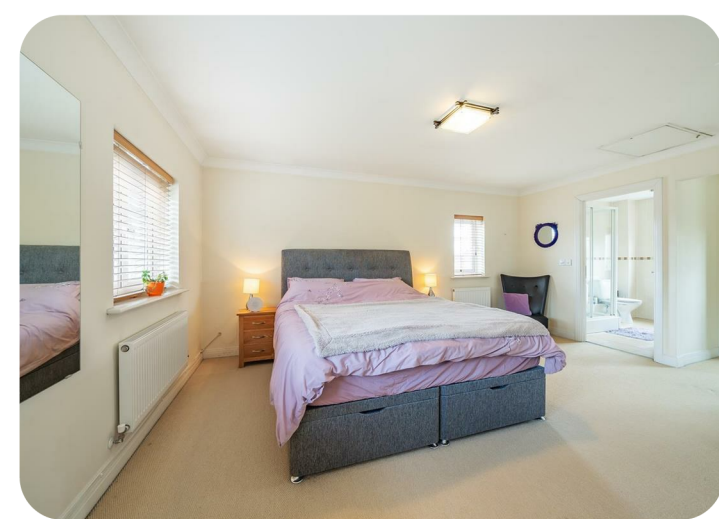
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Michael Hardy. REF: 1114835



This well presented three bedroom end of terrace town house is set on the popular Chatsworth Park development close to Winnersh train station and Sainsburys supermarket. The versatile accommodation comprises entrance hall, cloakroom, fitted kitchen, spacious living room leading into a conservatory. There are two bedrooms on the first floor with family bathroom. There is a master bedroom with ensuite shower room and dressing room on the second floor. Outside there is a garage in a block close to the property and an south east facing rear garden.

- Over 1280 sq ft of accommodation
- Spacious living room
- Master bedroom with en suite
- Conservatory overlooking rear garden
- Garage and parking
- Close to Winnersh train station

Situation

Chatsworth Park is conveniently located to the west of Wokingham within walking distance of Winnersh station and a short drive to the A329(M) and M4. There are a mixture of properties ranging from flats through to more substantial four bedroom homes built in 2006. There are a number of shops along the Reading Road that are within walking distance and Sainsburys supermarket is located by Winnersh crossroads.

Outside

The rear garden is enclosed by wooden fencing on two sides and a 6 ft high wall on the other. laid mainly to lawn with raised shrub borders enclosed by wooden sleepers at the rear and a variety of plants and trees along the boundary. There is gated side access leading to the single garage which is situated on the right end in a block of three close to the property with driveway parking for one vehicle in front. There is an annual estate charge of c.£77.67. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Energy Performance Rating

C

Council Tax Band

E

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Reading Road, continue through Winnersh crossroads taking the first major turning left into Baslow Road and first right into Chatsworth Avenue. Turn left into Jersey Drive, number 34 will be found in a cul de sac on your right.



Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

Michael Hardy

MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

www.michael-hardy.co.uk

Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

crowthorne@michael-hardy.co.uk

Ref: 17934693 | Folio: A8565 | 29th April 2024

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no. 1867303



 /michaelhardestateagent

 @MichaelHardy_