



*MH Hardy*

MICHAEL HARDY  
RESIDENTIAL ESTATE AGENTS

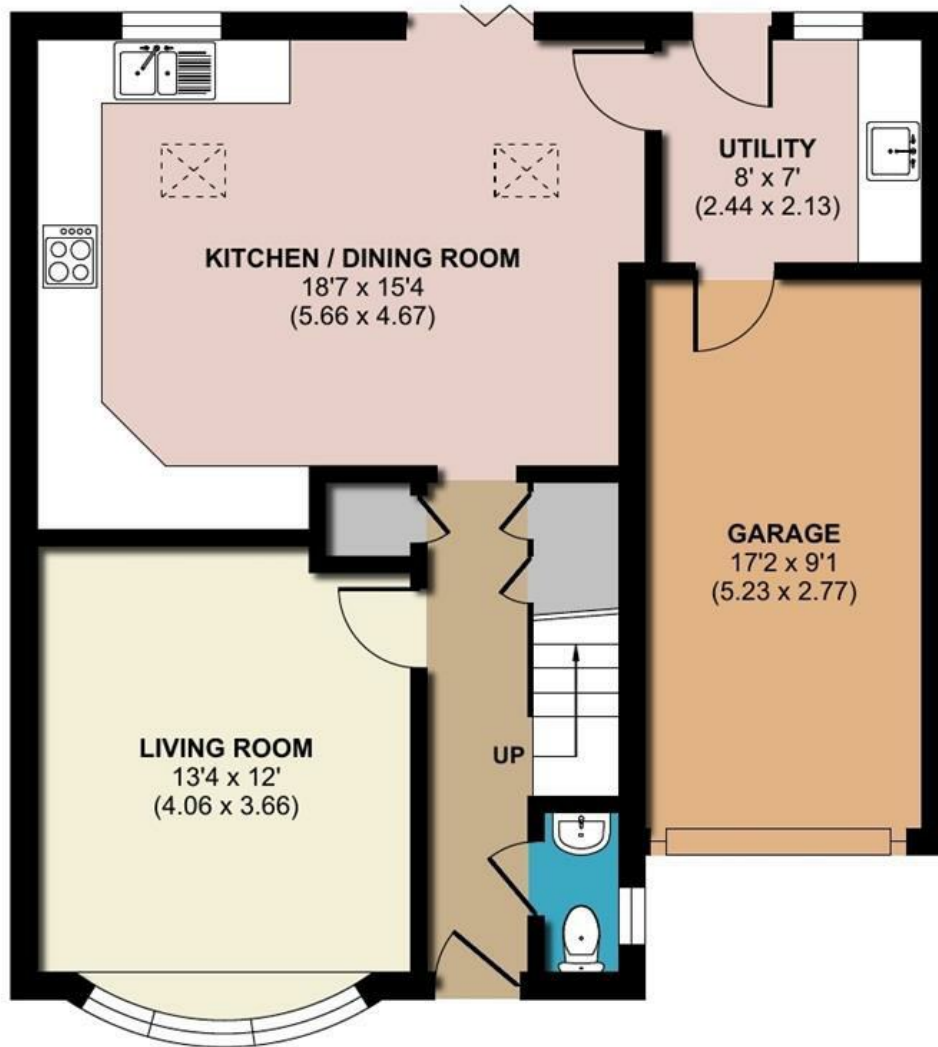
16, Delane Drive, Winnersh, Berkshire, RG41 5AT

OIEO £500,000  
Freehold

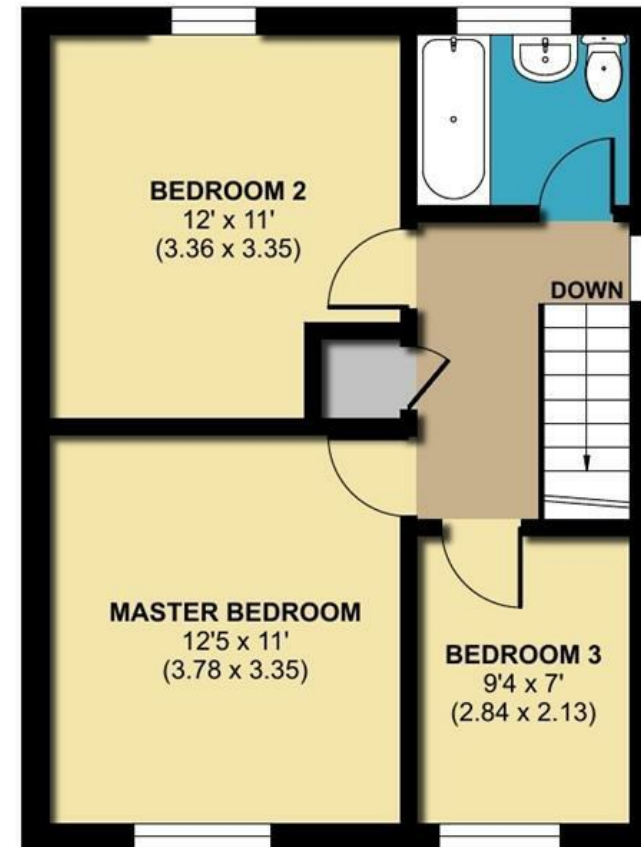
# Delane Drive, Wokingham

Approximate Area = 1203 sq ft / 111.7 sq m (includes attached garage)

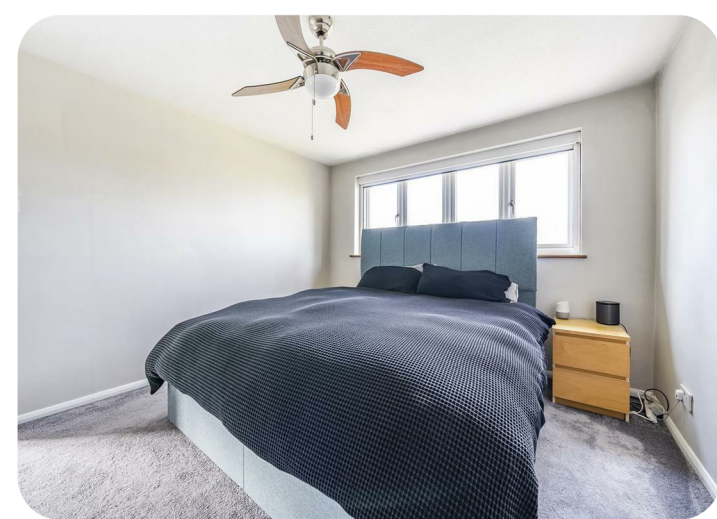
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



This beautifully presented link detached three bedroom family home has been updated and extended by the current owners. The property comprises entrance hall with storage, living room with bay window, impressive kitchen/dining room, a utility room which has rear access to the garden and internal access to the garage, and a cloakroom. To the first floor there are three bedrooms and a bathroom. There is also a garage and driveway parking.

- Extended open plan kitchen
- Utility room
- Garage with driveway parking
- Private East facing rear garden
- 1203 sq ft / 111.7 sq m (includes attached garage)

#### **Situation**

Delane Drive forms part of this established development dating from the 1960's and 70's, conveniently located near to the heart of Winnersh, within walking distance to the train station. Numerous local amenities include a doctors surgery and supermarket. Just north of Winnersh is a superb amenity Dinton Pastures country park providing delightful walks through acres of meadowland. For the commuter the nearby A329 leads into Reading and also links up with the A329(M)/M4 and Bracknell

#### **Outside**

To the front there is driveway parking leading to a single garage. The rear garden is enclosed by wooden fencing with a patio area to the rear of the property. The rest of the garden is mainly laid to lawn and faces east.

#### **Energy Performance Rating**

C

#### **Council Tax Band**

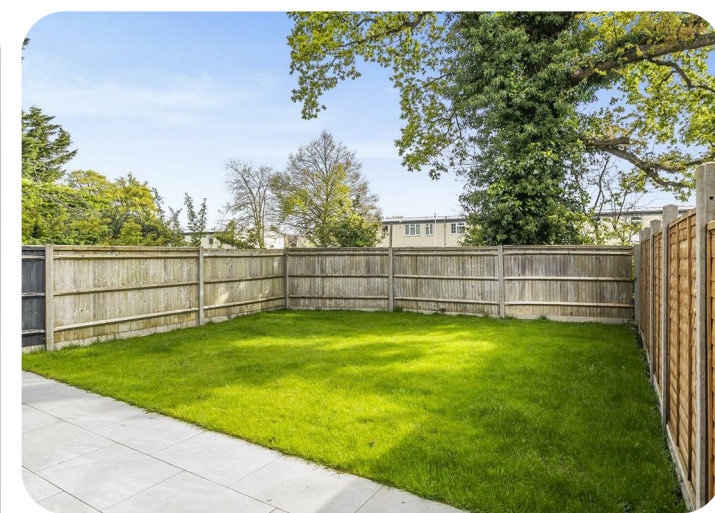
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#### **Local Authority**

Wokingham Borough Council

#### **Directions**

Leave Wokingham via Shute End and onto the Reading Road, follow the road for approximately 2 miles and upon reaching the main traffic lights at Winnersh crossroads turn left into King Street Lane. Take the first turning right into Churchill Drive, then second left into Russell Way the first right is Delane Drive.



### Residential Sales and Lettings

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Ref: 18009414 | Folio: A8573 | 30th April 2024



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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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