



*Michael Hardy*  
MICHAEL HARDY  
RESIDENTIAL ESTATE AGENTS

9, Williamson Close, Winnersh, Berkshire, RG41 5RY

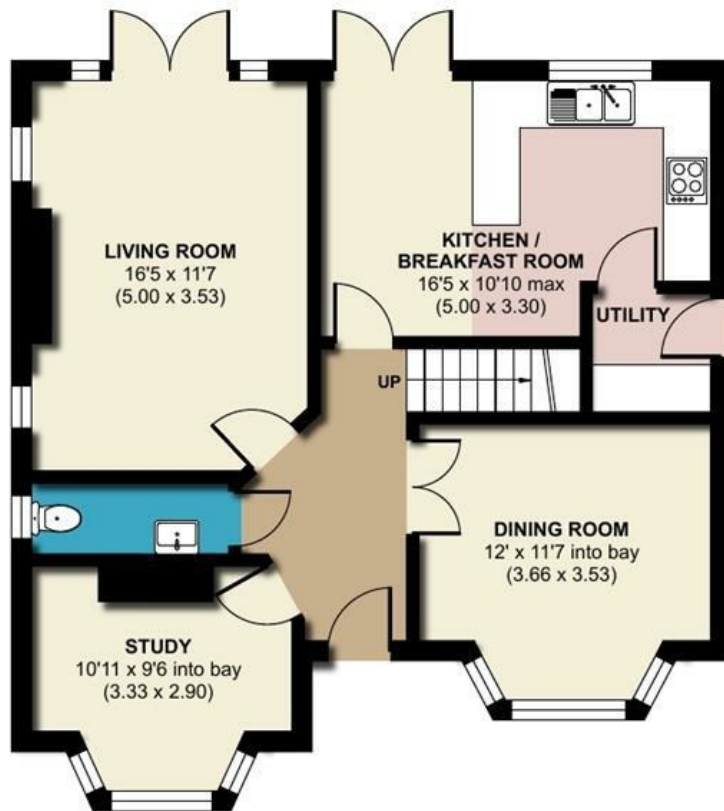
OIEO £725,000  
Freehold



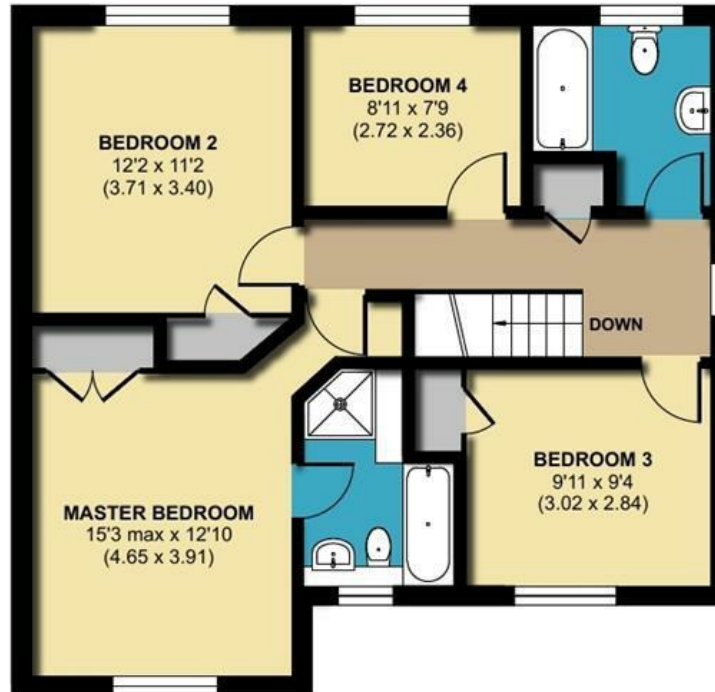
# Williamson Close, Wokingham

Approximate Area = 1778 sq ft / 165.1 sq m (includes detached garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



DOUBLE GARAGE  
17'5 x 17'5  
(5.31 x 5.31)



This beautifully presented detached four bedroom family home has been well maintained by the current owners. The property comprises entrance hall, study, dining room, cloakroom, living room with feature fireplace, kitchen/breakfast room and a utility room with side access. To the first floor there are four bedrooms and two bathrooms with the master bedroom suite having an en suite shower room and built in wardrobes. There is also a double garage and driveway parking.

- No onward chain
- Study
- Utility room
- Double garage and driveway parking
- 1778 sq ft / 165.1 sq m (includes attached garage)

#### **Situation**

The property is situated adjacent to Winnersh Meadows which is 10 hectares of open space. Williamson Close can be found just off of Arbor Lane, which is a well-regarded, tree lined road nearby to Dinton Pastures and Winnersh train station, which offers direct access to both Reading and London Waterloo. The M4 and A329M are within easy reach and there are some fantastic schooling options close by too.

#### **Outside**

The front is open plan with driveway parking for two vehicles with the remainder laid out as lawn and mature shrubs. There is a double garage which has side access from the garden. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing. NB: Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.

#### **Energy Performance Rating**

D

#### **Council Tax Band**

G

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

Leave Wokingham on the Reading Road, after approximately three miles at Winnersh crossroads traffic lights turn right into Robin Hood Lane, and turn second left into Arbor Lane, take the left after the bridge into Arbor Lane and then left into Williamson Close where the property will be found at the end of the road.





### Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk)

**MICHAEL HARDY**  
RESIDENTIAL ESTATE AGENTS

[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

### Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

[crowthorne@michael-hardy.co.uk](mailto:crowthorne@michael-hardy.co.uk)

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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.

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



/michaelhardestateagent

@MichaelHardy\_