



307a, Reading Road, Winnersh,
Berkshire, RG41 5LR

OIEO £700,000 Freehold



This beautifully presented detached four bedroom family home has been completely modernised and extended by the current owners and basically feels like a complete new build. The property comprises a large spacious entrance hall, shower room and bedroom three/study, living room, utility room and a large kitchen breakfast room with bi-folding doors out to a c.100 ft rear garden, cloakroom and a off-suite to bedroom four in the main hallway. To the first floor there are three bedrooms, with the master bedroom suite having an en suite shower room and a family bathroom.

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

The property is situated within walking distance of Winnersh train station which serves London Waterloo and Reading as well as being on the Gatwick line. Wokingham town centre easily accessible and offers an eclectic range of shops bars and restaurants and is currently undergoing regeneration. There are many excellent local schools in the vicinity and for the commuter the M4 motorway is close at hand.

- No onward chain
- Utility room
- 1620 sq ft / 150.4 sq m
- Study
- Driveway parking





MATERIAL INFORMATION

Part A

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Broadband

Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 6 Mbps – Highest available upload speed 0.8 Mbps

Superfast - Fibre to the cabinet (FTTC) - Highest available download speed: 80 Mbps - Highest available upload speed 20 Mbps

Ultrafast – Fibre to the premises (FTTP) - Highest available download

speed: 1000 Mbps - Highest available upload speed 100 Mbps

Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website

<https://checker.ofcom.org.uk>

Part C

Flooding

We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding it is considered Medium risk, for further information please check the gov.uk website:

<https://check-long-term-flood-risk.service.gov.uk/postcode>

Planning - L222923 - Planning permission approved and completed for the proposed erection of side dormers and conversion of the garage, including changes to fenestration along with restoration of 2 No roofs & The proposed side dormer and changes to fenestration along with restoration of 2 No rooves.

Parking - There is private off street parking available at the property

NB: Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.



Winnersh, Wokingham

Approximate Area = 1440 sq ft / 133.7 sq m

Limited Use Area(s) = 180 sq ft / 16.7 sq m

Total = 1620 sq ft / 150.4 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1120463

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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.

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

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