



307a, Reading Road
Winnersh
Berkshire, RG41 5LR

Guide Price £700,000 Freehold



**** VENDORS WILL CONSIDERING OFFERS ****

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.

Council Tax Band: E
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

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.

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

- VENDORS WILL CONSIDER OFFERS
- Utility room
- 1620 sq ft / 150.4 sq m

- No onward chain
- Driveway parking
- Study





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). © nitchcom 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.

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