



**10, Woodward Close, Winnersh,
Berkshire, RG41 5NW**

£700,000 Freehold



This well presented four bedroom detached family home located on the popular development of Winnersh Farm. The property occupies a prime position in the road off a small select cul-de-sac. Accommodation comprises an entrance hallway, refitted cloakroom with granite floor tiles, living room and an open plan refitted white gloss kitchen and utility with black granite floor tiles. Upstairs there is a master bedroom with refitted ensuite, three further bedrooms and a modern bathroom with 'spa' bath'.

The private rear garden is laid mainly to lawn, enclosed by wooden fencing with mature shrub borders and conifers trees with an area of patio across the rear. There is a double garage with driveway parking for several vehicles in front and a lawned front garden.

Winnersh Farm was built in the early 1990's by Heron Homes. The development is made up of 3, 4 and 5 bedroom detached properties. Winnersh train station and supermarket are within easy walking distance and for the commuter the A329(M)/M4 can be accessed further along the Reading Road. Twyford station is 5 miles north with access to Paddington and will be benefiting from the Crossrail service in future. Good local schools are available at all levels.

- Well presented family home
- Open plan kitchen/diner
- Corner plot
- Spacious living room
- Private rear garden
- Close to Winnersh train station





MATERIAL INFORMATION

Part A

Council Tax Band: F

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Broadband Connection available (information from Ofcom):

Standard - ADSL/copper wire - Highest available download

speed: 6 Mbps – Highest available upload speed: 0.7 Mbps

Superfast – (FTTC) - Highest available download speed: 79 Mbps

- Highest available upload speed: 20 Mbps

Ultrafast – (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 web-site <https://checker.ofcom.org.uk>

Part C

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

Flooding

We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding Very Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Parking

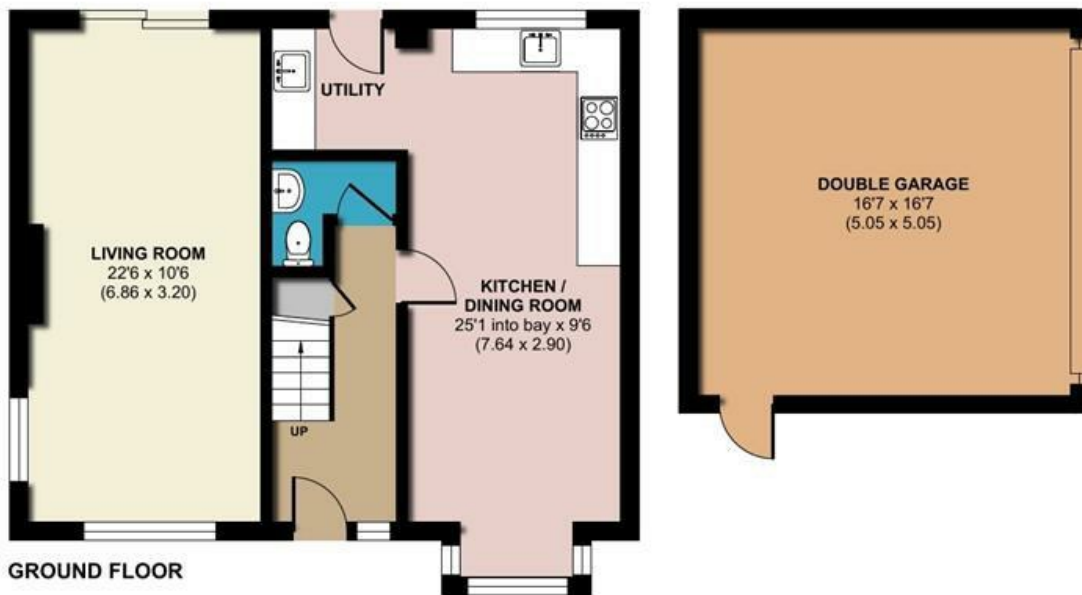
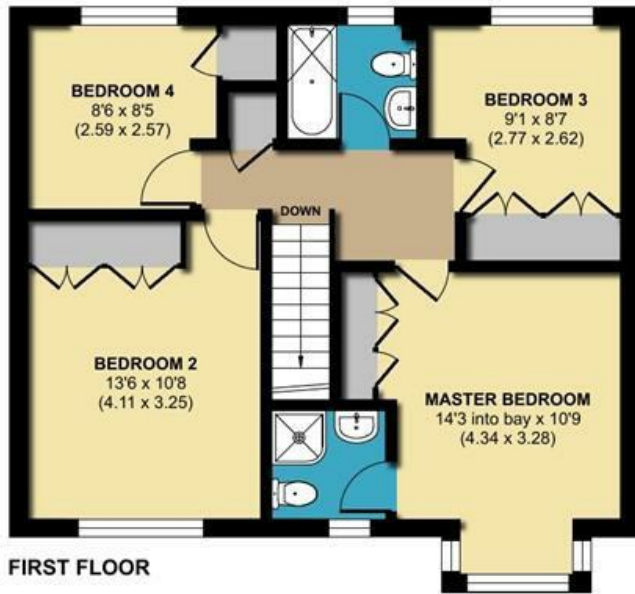
There is off street parking available at the property.



Woodward Close, Winnersh, Wokingham

Approximate Area = 1512 sq ft / 140.4 sq m (includes detached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1141161

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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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