



27, Lenham Close
Winnersh
Berkshire, RG41 1HR

£435,000 Freehold



This smartly presented three bedroom semi detached house is set on a generous corner plot in a desirable cul de sac location close to parkland and schools. The accommodation comprises fitted kitchen, cloakroom and spacious living/dining room overlooking the south facing rear garden. There are three first floor bedrooms with an updated bathroom.

The south facing rear garden is laid mainly to lawn with an area of patio across the rear of the house with mature hedges, shrub borders and gated side access with space at the side. The front block paved driveway provides parking for several vehicles with an integral garage with up and over door which can also be accessed internally. The house also owns the land to the left of the drive which is laid to lawn with low evergreen hedge borders.

Lenham Close is a small development set off the Old Forest Road to the west of Wokingham. The schools and shops of Emmbrook are within close proximity, nearby is a local cricket club and parkland bordering The Emmbrook. A329(M)/M4 can be reached via Winnersh, the property is also walking distance to Winnersh train station and the shops at Winnersh crossroads.

- Scope to extend SSTP
- Refitted bathroom with shower
- South facing rear garden
- Living/dining room with French doors to rear
- Double glazed
- Close to parkland





MATERIAL INFORMATION

Part A

Council Tax Band: D

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 Mains

Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 7 Mbps – Highest available upload speed: 0.8 Mbps

Superfast - (FTTC) - Highest available download speed: 80 Mbps - Highest available upload speed 20 Mbps

Ultrafast - (FTTP) – Highest available download speed: 1000 Mbps - Highest available upload speed 100

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>

Parking

There is off road driveway parking

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

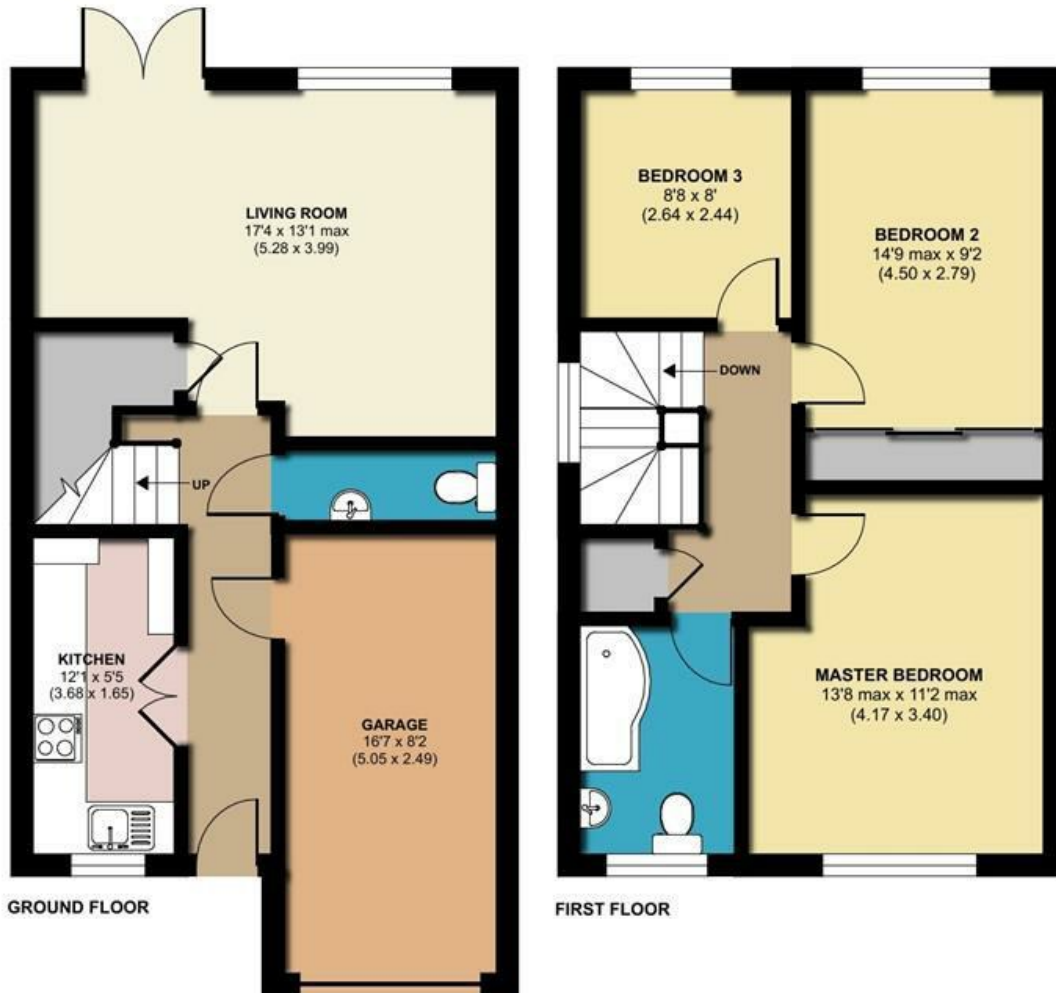
Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered Low risk for surface water flooding. Flooding from rivers and seas is Very low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Lenham Close, Winnersh

Approximate Area = 1052 sq ft / 97.7 sq m (includes attached 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 2023. Produced for Michael Hardy. REF: 1059554

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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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