



221, Reading Road  
Winnersh  
Berkshire, RG41 1HS

**£875,000 Freehold**





This beautifully presented semi-detached four bedroom family home has been updated and extended by the current owners. The property comprises an entrance hall with storage, a living room, an impressive kitchen/family room with sliding doors out to the garden, a utility room, a cloakroom that has beautiful Spanish tiles and a store room. To the first floor there are four bedrooms and three bathrooms with the master bedroom and bedroom two having en suite shower rooms. The master bedroom also benefits a mezzanine for storage.

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

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

Reading Road is an established, mature and popular road set on the western side of Wokingham bordering Winnersh, close to a variety of schools and Sainsbury supermarket. There are lovely countryside/woodland walks on the doorstep. For the commuter there is a mainline station in Wokingham (Waterloo line), Winnersh and Bracknell plus the A329(M)/M4 can be accessed from the east of town or Winnersh.

- Three bathrooms
- Driveway parking
- Close to Wokingham town centre and good schools
- Utility room
- Private North East facing rear garden
- 1818 sq ft / 168.8 sq m (includes store)







## Reading Road, Winnersh, Wokingham

Approximate Area = 1818 sq ft / 168.8 sq m (includes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Michael Hardy. REF: 1188743

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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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