

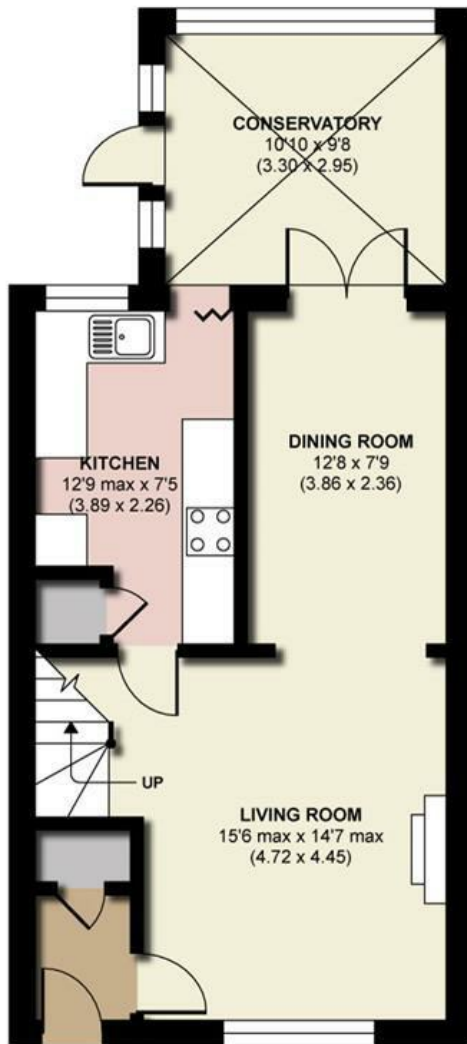


26, Reynards Close, Winnersh, Berkshire, RG41 5NT

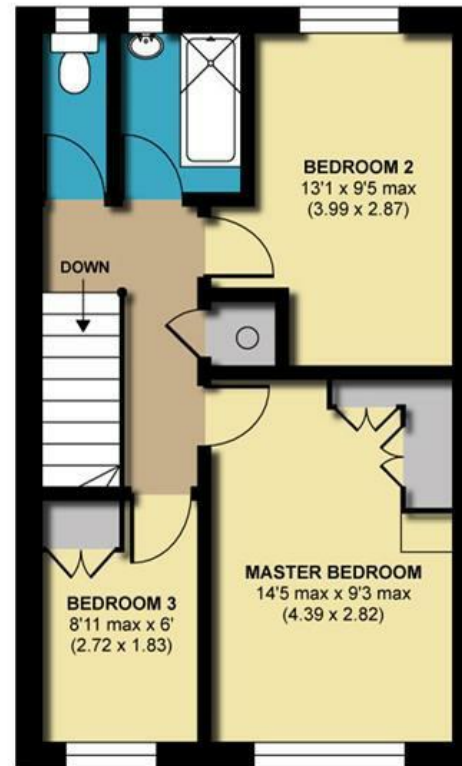
£275,000 Freehold

Reynards Close, Winnersh

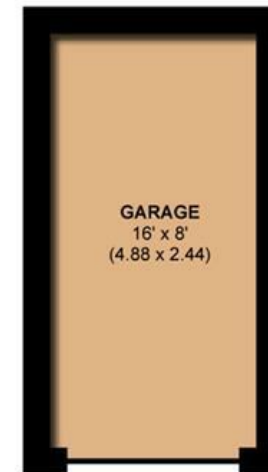
APPROX. GROSS INTERNAL FLOOR AREA 981 SQ FT 91.1 SQ METRES (EXCLUDES GARAGE IN A BLOCK)



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



This three bedroom mid terraced house is situated in a pleasant cul-de-sac location, within walking distance of local shops and Winnersh train station. The accommodation comprises living room with adjoining dining room, kitchen, double glazed conservatory, three first floor bedrooms and a bathroom. Outside is a west facing rear garden and a single garage to the rear.

- No onward chain
- Property would benefit from further improvements
- Open plan living/dining room
- West facing rear garden
- Single garage in a block at the rear
- Double glazing and gas central heating

Situation

Raynards Close is situated in the residential heart of Winnersh, there is a local shopping parade in Sherwood Road and at Winnersh crossroads a supermarket and nearby doctors surgery. For the commuter there is a train station within a few minutes walk and the A329(M)/M4 can be accessed from further along the Reading Road. Just north of Winnersh is Dinton Pastures Country Park featuring delightful walks through many acres of countryside.

Outside

The west facing rear garden measures 40ft and laid mainly to lawn, enclosed by wooden fencing with an area of patio across the rear and a double glazed conservatory, to the rear of the garden is a wooden shed and a gated rear access to a single garage located to the rear of the property in a block.

Energy Performance Rating

D

Council Tax Band

C

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Reading Road, follow this for approximately two miles and upon reaching main traffic lights at Winnersh crossroads turn right into Robin Hood Lane. Take the second turning right into Danywern Drive the first right is Reynards Close and bear round to the left where the property will be set on the right.



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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, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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