



Set within a peaceful cul-de-sac, moments from Winnersh railway station and within easy walking distance of Dinton Pastures Country Park, this thoughtfully extended townhouse offers well-planned arranged living spaces and a highly convenient setting.

The house has been enhanced by a full-width rear extension, creating a generous sequence of interconnected living and entertaining spaces. A bright dining room and breakfast room extend from the fitted kitchen and living room, with large windows overlooking the neatly landscaped, low-maintenance garden, bringing an abundance of natural light into the heart of the home. Upstairs, three well-proportioned bedrooms are arranged around a family bathroom fitted with a modern suite and shower. To the front, driveway parking is provided alongside an integral garage with an electric door. The garage has been partially adapted to incorporate a WC and benefits from internal access via the kitchen. The house is exceptionally well positioned for local amenities. A Sainsbury's supermarket is nearby, while The Forest School, Wokingham town centre, local bus services and access to the M4 are all within easy reach. The property is offered for sale with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Extended townhouse
- 3 bedrooms
- Living room with fireplace
- Linked Dining room overlooking the garden
- Kitchen-breakfast room; Garage converted to provide WC
- Driveway parking; No onward chain





Council tax band D

Council- WBC

Additional information:

Parking

There is driveway parking leading to an integral garage with an electric door and internal access to the house. The garage has been adapted to provide a WC.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

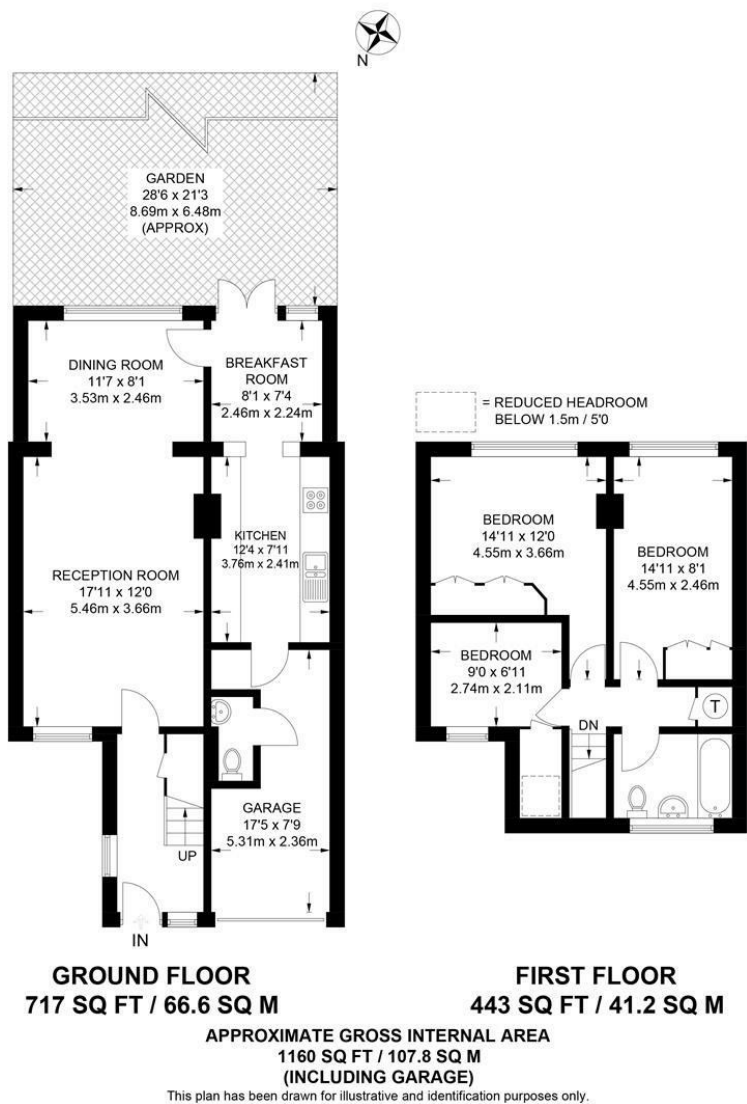
Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Garden

The garden benefits from an easterly aspect and incorporates a paved patio with gravel pathways and well-stocked shrub and rose beds with a rear pedestrian gate opening to a communal passageway.

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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