



Reynards Close, Wokingham

- For Sale By Modern Method Of Auction 10th July
- Amazing Extension Potential STPP
- Large Corner Plot Garden
- On Street Parking
- Garage
- 3 Large Bedrooms
- Non Overlooked
- No Onward Chain!

Guide Price £335,000

Tenure:



Reynards Close, Wokingham

DESCRIPTION

Occupying a substantial corner plot in a sought-after Winnersh, Wokingham location, this three-bedroom end-of-terrace property offers exceptional extension and development potential (STPP). With a huge rear and side garden and ample surrounding space, the property presents a rare opportunity to significantly enlarge and transform the existing home, making it ideal for growing families, investors, or developers alike.

In need of refurbishment throughout, the house provides a fantastic blank canvas for buyers looking to modernise and add value. The existing accommodation comprises well-proportioned living space and three bedrooms, with enormous scope to redesign and extend to suit individual requirements.

Further benefits include on-street parking, a generous plot size rarely found locally, and convenient access to Winnersh train station, local schools, shops, and transport links.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction

terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The

Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being

shared between both any marketing agent and The Auctioneer in order that all matters can be dealt

with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all

bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.





Floor 0



Floor 1



Approximate total area^m
910 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

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