

Property ref: 145491



Maple Close, Wokingham, RG41 5PE

£2,350 PCM



Four Bedroom Semi Detached Property Located in Winnersh. Entrance hall with garage access, into spacious living room through to

- Semi Detached Four Bedroom Property

conservatory , separate dining room, cloakroom. Modern fitted kitchen with appliances. First floor has two double and one single bedroom, family bathroom with separate shower. Second floor double bedroom with fitted wardrobe and ensuite shower. Large enclosed mature rear garden with patio. Single garage with internal access. Council Tax Band D. EPC Rating C. Unfurnished. Close proximity to mainline train station. Great transport links to A329M & M4, access to local amenities, shops and leisure.

- Popular Winner with Excellent Transport Links
- Spacious Living Room
- Conservatory and Mature Enclosed Garden
- Primary Bedroom with Shower En-Suite
- Unfurnished

Available 24/08/2026

*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: www.michael-hardy.co.uk
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

0118 9776 776

lettings@michael-hardy.co.uk [www. michael-hardy.co.uk](http://www.michael-hardy.co.uk)

Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.

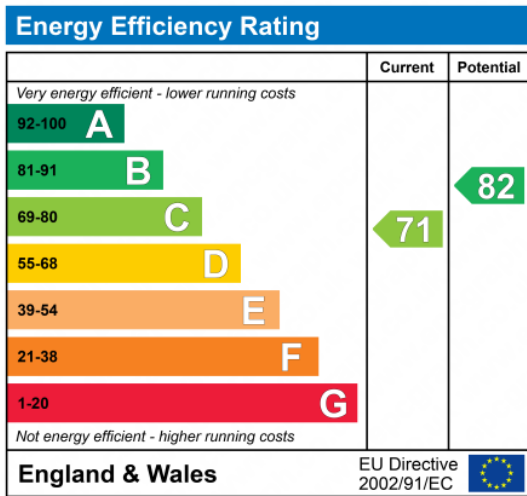










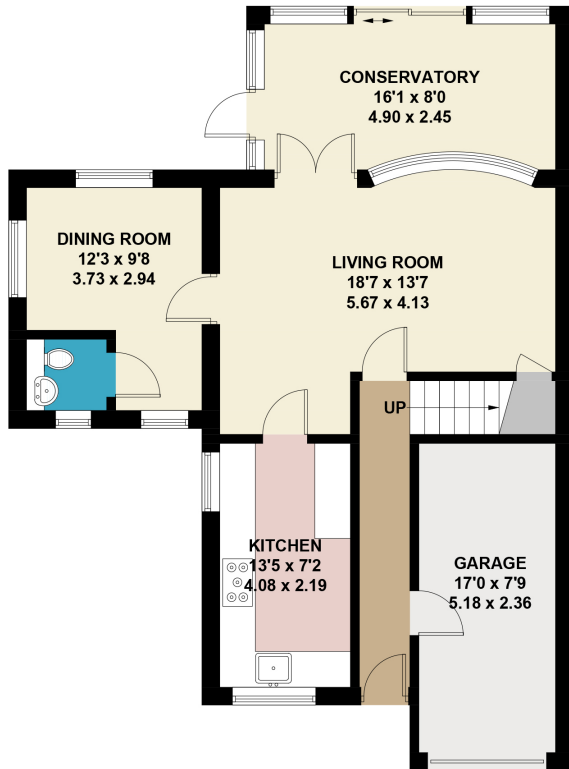


Maple Close, Winnersh

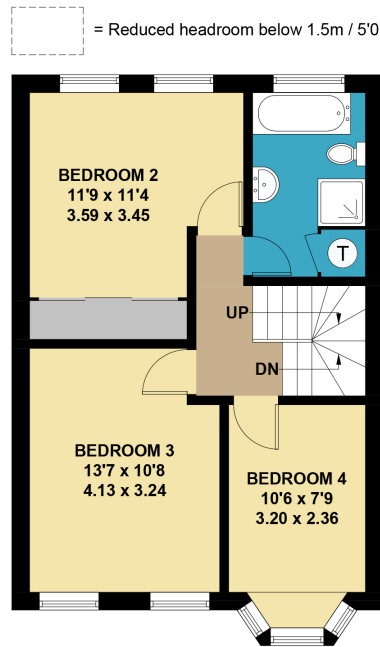
Approximate Gross Internal Area = 142.5 sq m / 1534 sq ft
(Excluding Reduced Headroom / Including Garage)

Reduced Headroom = 7.0 sq m / 75 sq ft

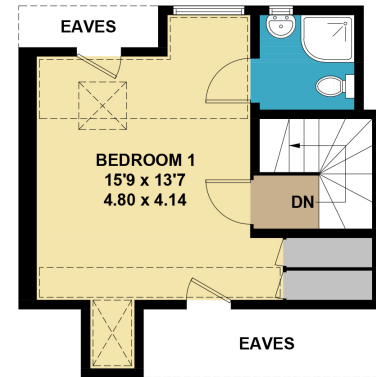
Total = 149.5 sq m / 1609 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 883379)
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy

