



47, Lenham Close,  
Winnersh,  
Berkshire, RG41 1HR

**Guide Price £535,000 Freehold**



Beautifully modernised throughout, this superb four bedroom semi detached home has been thoughtfully upgraded by the current owners and offers stylish, ready to move into accommodation in a quiet cul-de-sac setting within Winnersh. The ground floor centres around a stunning refitted kitchen/dining room with French doors opening onto the rear garden, creating an excellent space for both everyday family life and entertaining. A spacious living room provides a comfortable retreat, while a separate study/playroom offers flexibility for those working from home or requiring additional family space. Completing the ground floor is a cloakroom and a useful store room, providing excellent practical storage. Upstairs, there are four well proportioned bedrooms and a family bathroom, making the property ideal for growing families. The current owners have invested significantly in the property, including new double glazed windows, a new front door, a stylish refitted kitchen, some newly skimmed ceilings and new flooring throughout, meaning buyers can simply move in and enjoy their new home.

- Four bedroom semi detached family home
- Separate study/playroom and useful store room
- Driveway parking
- Beautifully refitted kitchen/dining room
- New windows, front door, flooring and some skimmed ceilings
- Quiet Winnersh cul-de-sac close to schools and transport links

The property benefits from driveway parking to the front, while the rear garden offers an excellent space for relaxing, entertaining and family enjoyment. The French doors from the kitchen create a seamless connection between the indoor and outdoor living spaces, perfect for summer gatherings.

Lenham Close is a quiet residential cul-de-sac in the heart of Winnersh, offering an excellent balance of convenience and community. Winnersh Train Station is within easy reach, providing regular services to Reading and London, while nearby amenities include Sainsbury's Local, local shops, cafés and popular pubs. The property is well positioned for highly regarded schools, Dinton Pastures Country Park and excellent road links via the A329(M), M4 and M3, making it an ideal location for families and commuters alike.

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

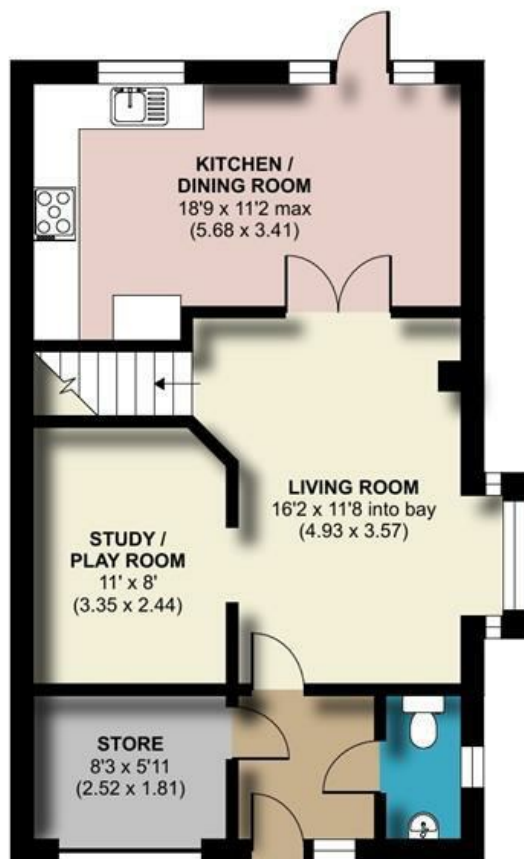




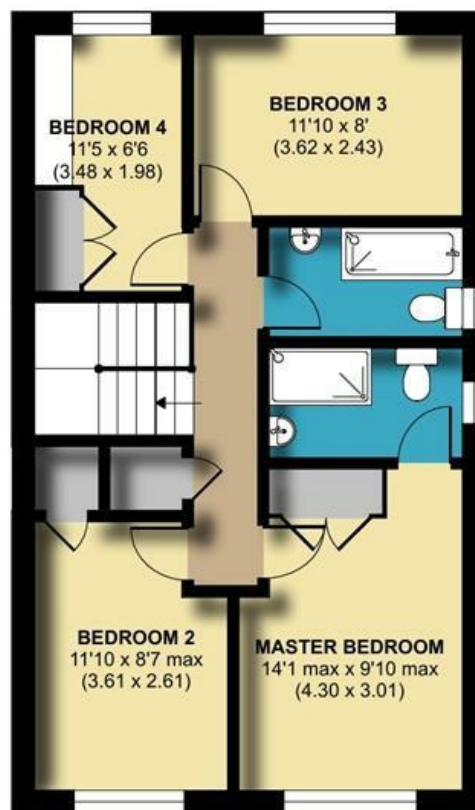
## Lenham Close, Winnersh, Wokingham, RG41

Approximate Area = 1266 sq ft / 117.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Michael Hardy. REF: 1120517

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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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