HASLAMS Sales

Reynards Close

£405,000

Wokingham, RG41 5NU



3 1 2 C

Enjoying a convenient position within a quiet cul-de-sac, this well-presented semi-detached home combines practical family accommodation with excellent access to local amenities and outdoor spaces. Winnersh railway station is close by, while the popular Dinton Pastures Country Park is within easy walking distance. The ground floor provides a well-connected living and dining area, with doors opening into a conservatory overlooking the rear garden. A fitted kitchen and separate cloakroom complete the downstairs accommodation. Outside, the garden offers a combination of paved patio, decking and lawn, providing space for both relaxing and entertaining. Upstairs, there are three well-proportioned bedrooms and a family shower room. The property also benefits from driveway parking and a single garage to the front. The location is particularly appealing, with Sainsbury's supermarket and a range of local facilities nearby. The Forest School, Wokingham town centre and local bus services are all readily accessible, while the M4 provides convenient connections for commuters.

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

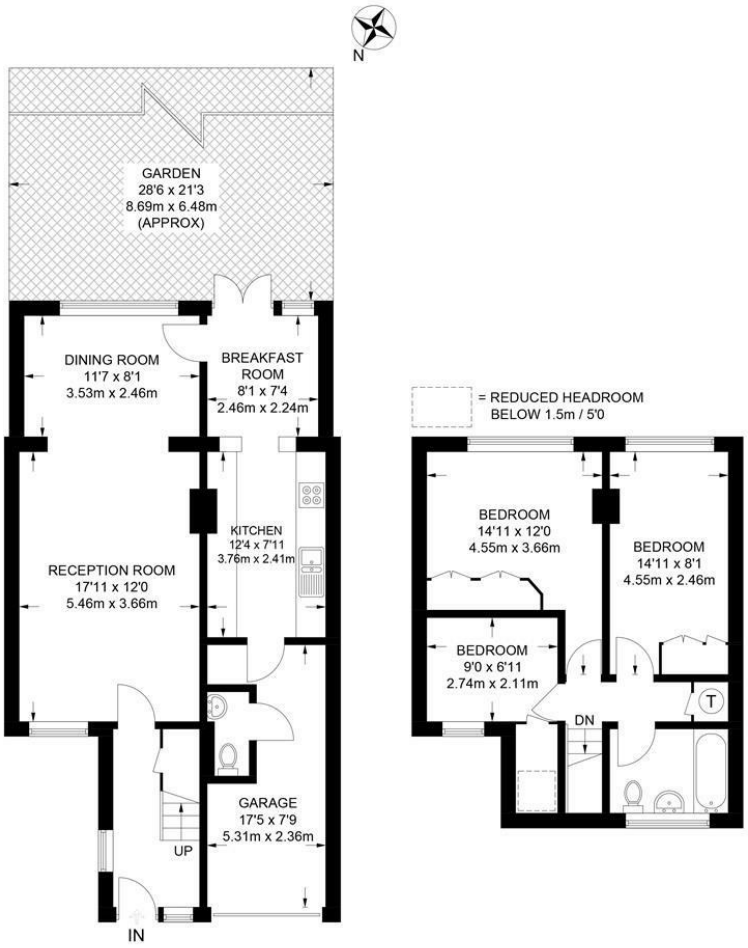
Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

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 form 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



GROUND FLOOR
717 SQ FT / 66.6 SQ M

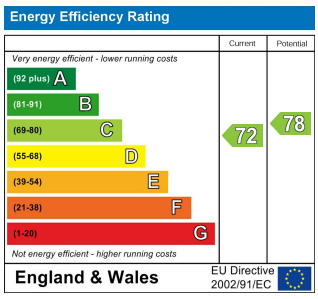
FIRST FLOOR
443 SQ FT / 41.2 SQ M

APPROXIMATE GROSS INTERNAL AREA
1160 SQ FT / 107.8 SQ M
(INCLUDING GARAGE)
This plan has been drawn for illustrative and identification purposes only.



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