



**52, Chatsworth Avenue
Winnersh
Berkshire, RG41 5EU**

£685,000 Freehold



This well presented five bedroom link detached family home is situated in a desirable location within walking distance of excellent transport links, local schools and parkland. The versatile accommodation comprises spacious living/dining room with adjoining conservatory, cloakroom, re fitted kitchen and three first floor bedrooms with a smartly fitted family bathroom. There are two double bedrooms on the second floor and a shower room. There is a well stocked rear garden and ample driveway parking at the front with an office and store (formally the garage).

- Over 1800 Sq Ft of living
- Re fitted kitchen
- Ample driveway parking
- Living room with log burner
- Additional office/studio
- Close to Winnersh train station

The generous rear garden is laid mainly to lawn with an area of patio across the rear of the house leading to a wooden summer house. There is an area of raised timber decking with a wooden pergola above and outside lighting. Gated side access leads to the front of the house which offers gravel driveway parking for numerous vehicles with shrub borders and a five bar gate and mature hedges along the front boundary.

Chatsworth Avenue is conveniently located to the west of Wokingham within walking distance of Winnersh station and a short drive to the A329(M) and M4. There are a mixture of properties ranging from substantial three and four bedroom detached family homes to three bedroom semi detached houses. There are a number of shops along the Reading Road that are within walking distance and Sainsburys supermarket is located by Winnersh crossroads.

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





Chatsworth Avenue, Winnersh, Wokingham

Approximate Area = 1696 sq ft / 157.5 sq m (includes store)

Limited Use Area(s) = 108 sq ft / 10 sq m

Office = 43 sq ft / 3.9 sq m

Total = 1847 sq ft / 171.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1235068

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MH Hardy
MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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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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