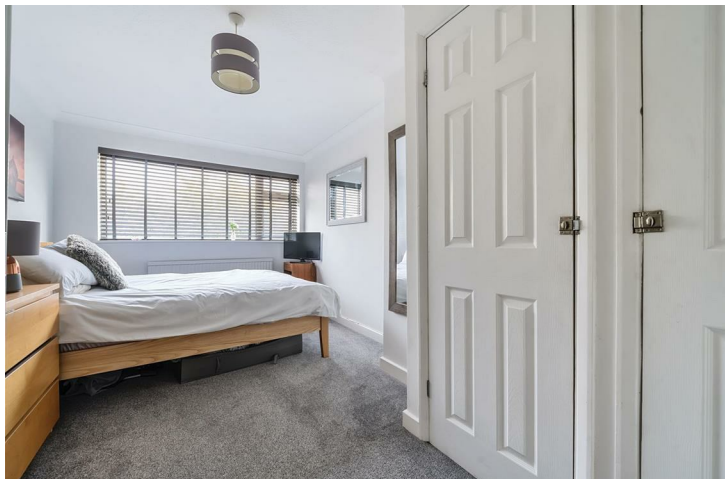




65, Bathurst Road  
Winnersh  
Berkshire, RG41 5JB

**OIEO £475,000 Freehold**





This beautifully presented, extended four bedroom semi detached family home is ideally located close to shops, highly regarded schools, and excellent transport links. The versatile ground floor accommodation includes an inviting entrance hall, a spacious living room with French doors opening onto the rear garden, an extended kitchen, cloakroom, family room, and a utility room. Upstairs, there are four generously sized bedrooms and a modern family bathroom.

- Over 1150 Sq Ft of space
- Family room
- Private garden
- Spacious living/dining room
- Four bedrooms
- Close to Winnersh train station

The private paved rear garden is enclosed by wooden fencing with conifer borders along the rear boundary and an area of raised timber decking on the right. To the left a wooden shed benefits from light and power. Gated side access leads to the block paved drive and shingled area at the front which provide parking for several vehicles. The remainder of the front garden is laid to lawn with shrub borders.

Bathurst Rd is a desirable cul de sac close to Winnersh railway station and has several popular schools nearby. Winnersh crossroads has a large Sainsbury's supermarket and the property is also ideally located for access to the A329(M) and M4. Dinton Pastures Country Park is also close by with buses into Reading, Wokingham and Bracknell available on the nearby Reading Road.

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



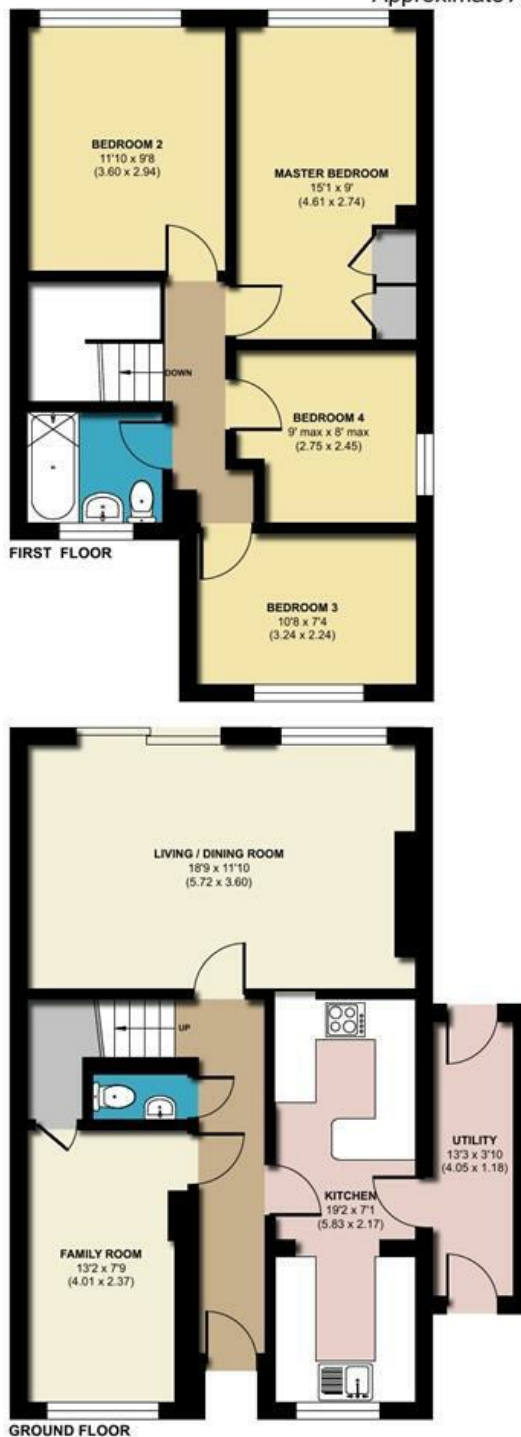




## Bathurst Road, Winnersh, Wokingham

Approximate Area = 1180 sq ft / 109.6 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). © nichecom 2025. Produced for Michael Hardy. REF: 1258230

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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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