



24, Lenham Close
Winnersh
Berkshire, RG41 1HR

OIEO £600,000 Freehold



This smartly presented four bedroom detached family house is set in a desirable cul de sac location close to parkland, local schools and Winnersh train station. The accommodation comprises entrance hall, kitchen, family room, cloakroom and spacious living/dining room overlooking the rear garden. There are four first floor bedrooms including a master bedroom with en suite shower room and family bathroom.

- Spacious living/ dining room
- Master bedroom with en suite
- Desirable cul de sac
- Fitted kitchen
- Tandem length garage
- Close to Winnersh train station

The rear garden is enclosed by wooden fencing, laid mainly to lawn with patio across the rear of the house, mature conifer hedges create privacy along the rear boundary and the raised shrub borders enclose the lawn. There is a side door into the tandem length garage with up and over door at the front. The front driveway provides parking for two vehicles. The front garden is laid to lawn with hedge borders.

Lenham Close is a small development set off the Old Forest Road to the west of Wokingham. The schools and shops of Emmbrook are within close proximity, nearby is a local cricket club and parkland bordering The Emmbrook. A329(M)/M4 can be reached via Winnersh, the property is also walking distance to Winnersh train station and the shops at Winnersh crossroads.

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





Lenham Close, Winnersh, Wokingham

Approximate Area = 1316 sq ft / 122.2 sq m

Garage = 315 sq ft / 29.2 sq m

Total = 1631 sq ft / 151.4 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: 1341580

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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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