MICHAEL HARDY
SALES & LETTING



63, Duffet Drive,
Winnersh,
Berkshire, RG41 5RZ

OIEO £675,000 Freehold





A well proportioned four bedroom detached family home situated on Duffet Drive in Winnersh, Wokingham. Offering approximately 1,433 sq ft of accommodation, the property provides versatile living space, including a spacious kitchen/dining room, separate living room and a dedicated home office. The ground floor also benefits from a cloakroom, while upstairs are four bedrooms and two bathrooms, including an en-suite to the principal bedroom. The property further benefits from a detached garage, off street parking and a shed for storage.

- Fourbedroom detached family home
- Spacious kitchen/dining room with French doors to the garden
- Two bathrooms, including principal bedroom en-suite
- Approximately 1,433 sq ft of accommodation
- Separate living room, home office and cloakroom
- Detached garage, outbuilding and off street parking

The rear garden is Astro turfed for all year round, low maintenance greenery, with a patio area, pergola and well-planted borders. The detached garage is currently used as a home gym, and the flexible space would equally suit parking, storage or hobbies. There is also off street parking and a separate shed for storage.

Duffet Drive is in the popular residential area of Winnersh, with local shops, schools and everyday amenities close by. Winnersh railway station, with services towards Reading and London, is about a 15-minute walk away. The nearby road network gives convenient access to the M4 and to Reading and Bracknell, while Wokingham town centre is within easy reach for a wider choice of shops, cafés, restaurants and leisure facilities. It’s a practical choice for commuters and families alike.

There is an annual estate charge of c.£355.48 which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Council Tax Band: F
Local Authority: Wokingham Borough Council
Energy Performance Rating: B





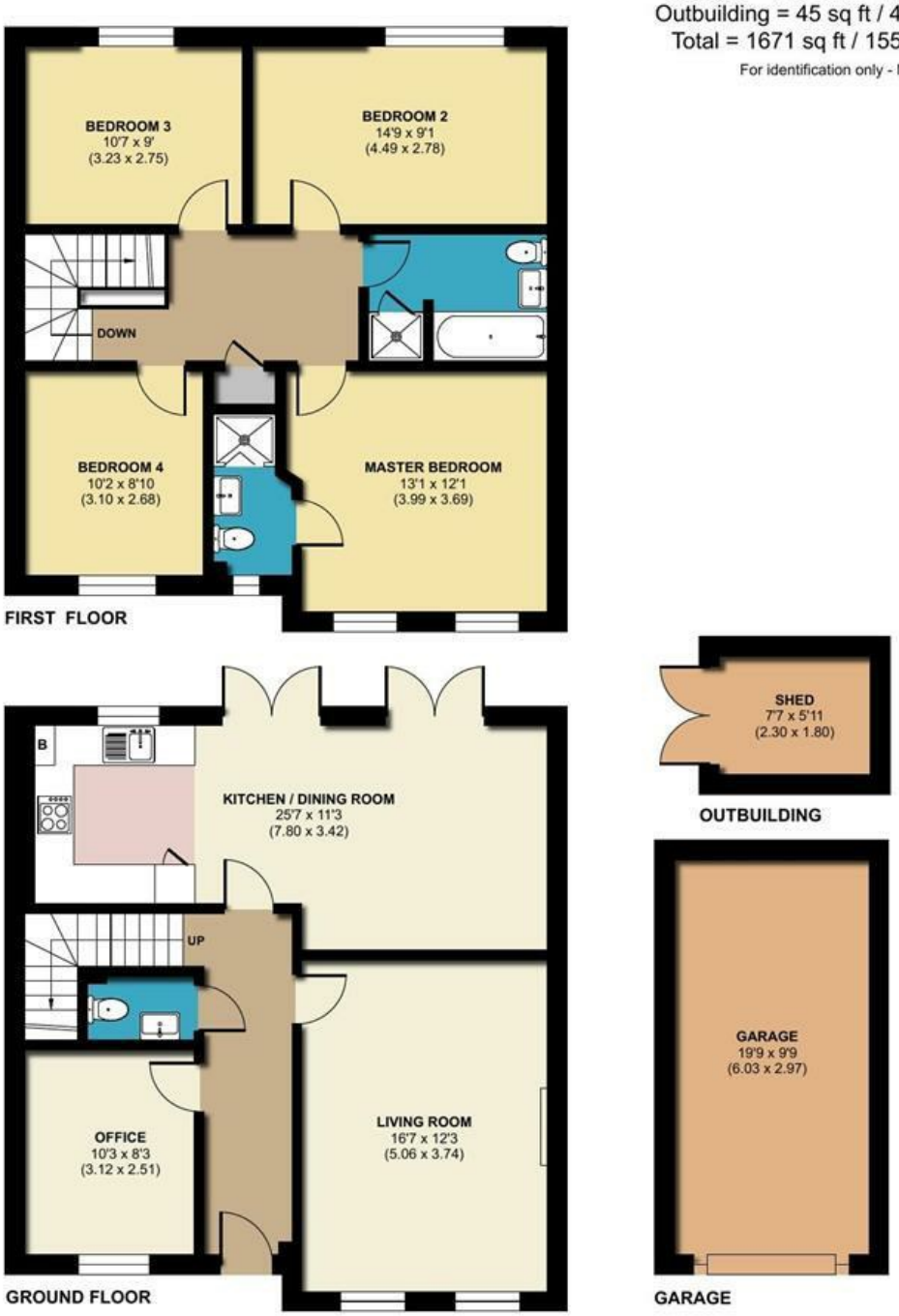




Floorplan

Duffet Drive, Winnersh, Wokingham

Approximate Area = 1433 sq ft / 133.1 sq m
Garage = 193 sq ft / 17.9 sq m
Outbuilding = 45 sq ft / 4.1 sq m
Total = 1671 sq ft / 155.1 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 2026. Produced for Michael Hardy. REF: 1536406

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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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