MICHAEL HARDY
SALES & LETTING



25, Morris Close,
Winnersh,
Berkshire, RG41 1AU

£585,000 Freehold





A well proportioned four bedroom townhouse situated within a gated development in Morris Close, Wokingham. Offering approximately 1,404 sq ft of accommodation arranged over three floors, the property provides versatile and flexible living space ideally suited to modern family life. The ground floor features a spacious kitchen/dining/family room, offering excellent potential for both everyday living and entertaining, alongside a cloakroom. The first floor comprises two bedrooms, one benefiting from an en suite, a separate living room and a family bathroom. The second floor provides two further bedrooms, including the principal bedroom with its own en suite, completing a thoughtfully arranged home that offers flexibility for growing families, guests or those working from home.

- Four bedroom townhouse arranged over three floors
- Situated within a gated development
- Principal bedroom with en suite
- Approximately 1,404 sq ft of accommodation
- Spacious kitchen/dining room and separate living room
- Rear garden, shed and private driveway parking

The property benefits from a private rear garden, mainly laid to lawn, with a separate barked area providing space for play or planting. A garden shed offers useful additional storage. Situated within a gated development, the property also benefits from private driveway parking, providing convenient off street parking.

Morris Close is conveniently positioned within Wokingham, offering access to a range of local amenities, schools and recreational facilities. Wokingham town centre is within easy reach, with its selection of independent shops, cafés, restaurants and everyday services. Wokingham railway station provides regular services towards Reading and London, while the surrounding road network offers convenient access to the M4 and neighbouring towns, including Reading and Bracknell. The area also benefits from nearby parks and open spaces, providing opportunities for walking and outdoor recreation.

There is an annual estate charge of c.£336.72 - 2025/2026 which covers the cost of the upkeep and maintenance of communal areas. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

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








AEG
Breville

Floorplan

Morris Close, Winnersh, Wokingham

Denotes restricted head height

Approximate Area = 1404 sq ft / 130.4 sq m
Limited Use Area(s) = 33 sq ft / 3 sq m
Total = 1437 sq ft / 133.4 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). ©nichecom 2026. Produced for Michael Hardy. REF: 1538980

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

0118 977 6776
properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

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

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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