



19, Pheasant Close
Winnersh
Berkshire, RG41 5LS

£565,000 Freehold



This detached three bedroom family home has been kept to a high standard by the current owners. The property comprises entrance hall, cloakroom, study which has access through the play room, double aspect living room with feature fireplace, dining room and a kitchen breakfast room. To the first floor there are three double bedrooms and a family bathroom. There a newly laid driveway which has parking for two cars.

- Three bedroom detached property
- Four reception rooms
- Driveway parking
- 1442 Sq Ft / 133 Sq M
- Private rear garden
- Close to Winnersh train station

Situation

The property is situated within walking distance of Winnersh train station which serves London Waterloo and Reading as well as being on the Gatwick line. Wokingham town centre easily accessible and offers an eclectic range of shops bars and restaurants and is currently undergoing regeneration. There are many excellent local schools in the vicinity and for the commuter the M4 motorway is close at hand.

Outside

The front is open plan with driveway parking for two vehicles with the remainder laid out as lawn and mature shrubs. There is a side access that leads to a secluded rear garden comprising a patio with the rest laid to lawn, a shrub border, and is enclosed by timber fencing.

Energy Performance Rating

D

Council Tax Band

E

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham in a westerly direction through Shute End onto Reading Road. Proceed over the Woosehill roundabout and continue where you can turn right into Pheasant Close, take the first right and the property will be found on the right hand side.





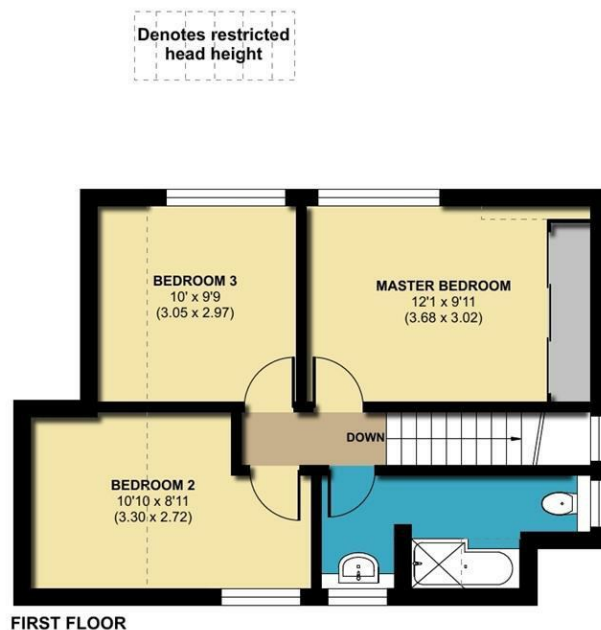
Pheasant Close, Winnersh, Wokingham

Approximate Area = 1354 sq ft / 125 sq m

Limited Use Area(s) = 88 sq ft / 8 sq m

Total = 1442 sq ft / 133 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Michael Hardy. REF: 943210

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

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

M 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

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

Ref: 17772766 | Folio: A4321 | 13th October 2023