



8, Barley Gardens  
Winnersh  
Berkshire, RG41 5JL

**£350,000 Freehold**



Offered to the market with no onward chain, this two bedroom mid terraced house is situated in a pleasant cul-de-sac backing onto school playing fields, close to Winnersh train station. The accommodation comprises cloakroom, kitchen, and a living room overlooking the private rear garden. On the first floor, there are two bedrooms with fitted wardrobes and a bathroom with a white suite. To the front, there is an allocated parking space directly in front of the property.

- Spacious living/dining room
- Cloakroom and a family bathroom
- One allocated parking space
- Fitted kitchen with appliances
- Gas central heating
- Close to Winnersh train station

The private rear garden extends approximately 35ft and is enclosed by wooden fencing on three sides. It features a decked area across the back of the house, beyond the decking is a lawn, leading down steps to a paved area with a wooden shed and mature shrub borders with trellising. A gate provides rear access. At the front of the property, there is an allocated parking space directly in front of the house, along with additional visitor parking.

Barley Gardens is a pleasant cul-de-sac set off Arbor Lane in Winnersh, there are a range of properties from 2, 3 and 4 bedroom houses and 1 apartment set in this Persimmon Homes built development. This location is situated within easy walking distance of Winnersh station and Sainsburys supermarket with excellent road access to Reading and Wokingham and M4 with Paddington train line available at nearby Twyford.

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

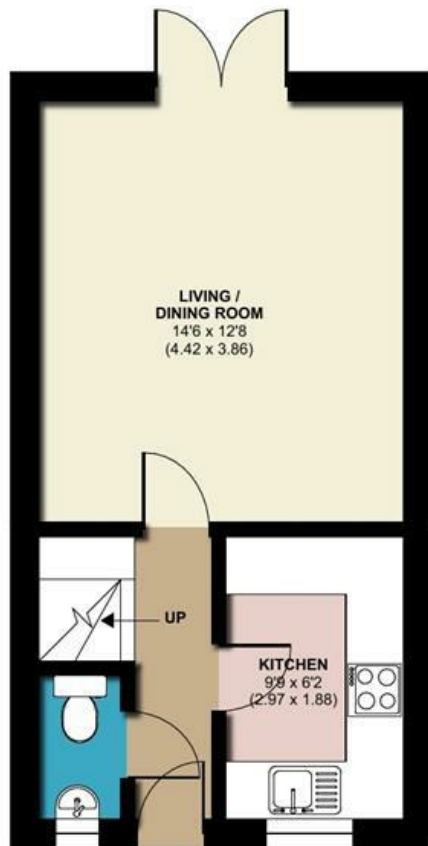




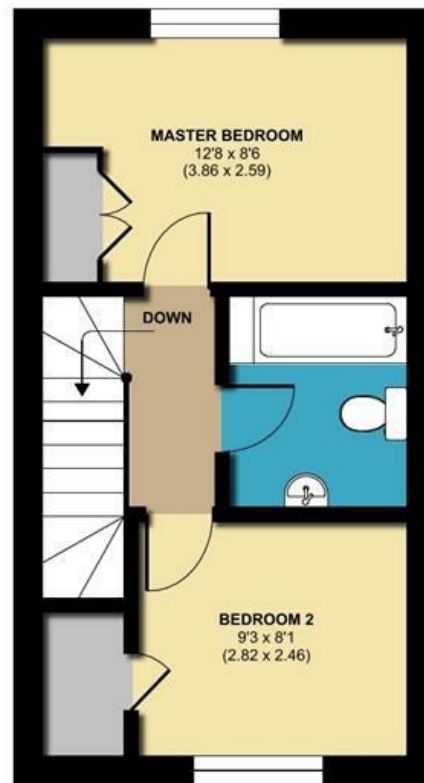
## Barley Gardens, Winnersh

Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2023. Produced for Michael Hardy. REF: 1069264

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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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