



39, Laburnum Road
Winnersh
Berkshire, RG41 5XL

OIEO £425,000 Freehold



This stunning three bedroom semi detached house has been completely refurbished to a high specifications throughout. The accommodation comprises spacious living room, kitchen/dining room overlooking the well maintained rear garden and impressive summerhouse/family room with adjoining cloakroom and bi folding doors which open onto the garden. There are three first floor bedrooms and smartly fitted bathroom. The driveway provides parking for two vehicles in tandem.

- Immaculately presented throughout
- Newly fitted bathroom
- Driveway parking for two vehicles
- Spacious living room
- Summerhouse/ family room
- Close to Winnersh train station

The rear garden is enclosed by wooden fencing, laid to lawn with a tiled patio across the rear and side of the house. The summerhouse /family room has light, power and downlighters with an adjoining cloakroom and store. There are two wooden gates at the side of the house with driveway parking for two cars in front. The front garden is laid to lawn.

Laburnum Road forms part of a small development built in the late 1980's. Set to the south of Winnersh crossroads it is within walking distance of local facilities including supermarket, doctors surgery and train station. Set about 2 miles west of Wokingham there is access to A329(M)/M4 via the Reading Road and to the north of Winnersh Dinton Pastures Country Park is a delightful facility with walks across acres of countryside.

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





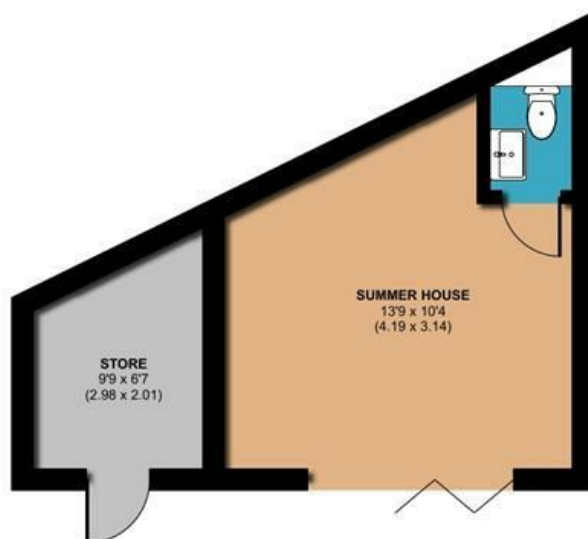
Laburnum Road, Winnersh, Wokingham

Approximate Area = 676 sq ft / 62.8 sq m

Outbuildings = 228 sq ft / 21.1 sq m

Total = 904 sq ft / 83.9 sq m

For identification only - Not to scale



OUTBUILDING 1 / 2



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1324612

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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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