



64, Laburnum Road  
Winnersh  
Berkshire, RG41 5XL

**£425,000 Freehold**



This stunning two bedroom semi detached house has been refurbished to high specifications throughout. The accommodation comprises cloakroom, spacious living/dining room with bi folding doors to the garden, re fitted kitchen and a spacious dual aspect family room. There are two first floor bedrooms and smartly fitted bathroom. The enclosed south facing rear garden is enclosed by wooden fencing with a generous garden office and adjoining store. The front driveway provides parking for two vehicles.

- Cul de sac location
- New kitchen and bathroom
- Garden office and store
- Open plan living
- Fully double glazed
- Walk to Winnersh train station

The south facing rear garden is enclosed by wooden fencing laid to lawn with shingled borders and an area of Indian sandstone patio across the rear of the house with wall lighting above. Stepping stones leading to an insulated office which has light, power, WiFi and double glazing with an adjoining store room. The front driveway provides parking for two cars in tandem flanked by an area of lawn and mature tree.

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 (Subject to change)  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: D





# Floorplan

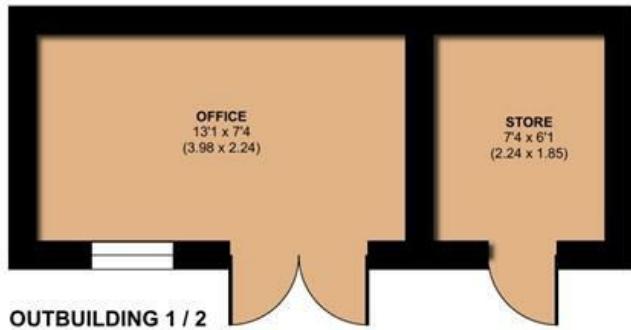
## Laburnum Road, Winnersh, Wokingham

Approximate Area = 714 sq ft / 66.3 sq m

Outbuildings = 141 sq ft / 13 sq m

Total = 855 sq ft / 79.3 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: 1406781

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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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