



47, Lenham Close
Winnersh
Berkshire, RG41 1HR

OIEO £515,000 Freehold



This smartly presented four bedroom semi detached house is set on a generous corner plot in a desirable cul de sac location close to parkland and schools. The accommodation comprises a fitted kitchen/dining room, cloakroom a study/playroom and a spacious living room. There are four first floor bedrooms with a ensuite to the master bedroom and a family bathroom. There is driveway parking for three vehicles at the front and an external store with a garage door frontage.

Lenham Close is a small development set off the Old Forest Road to the west of Wokingham within walking distance of Hawthorns primary, Holt School and local shops of Emmbrook, nearby is a local cricket club and parkland bordering The Emmbrook. A329(M)/M4 can be reached via Winnersh, the property is also walking distance to Winnersh train station and the shops at Winnersh crossroads.

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

- Study/playroom
 - Driveway parking for three vehicles
 - Close to nearby countryside walks & good schools
- Kitchen/dining room
 - Private North East facing rear garden
 - 1266 sq ft / 117.6 sq m (includes attached store)

MATERIAL INFORMATION

Part A
Council Tax Band: E
Local Authority: Wokingham Borough Council
Energy Performance Rating: D

Part B
Property construction – Standard form

Services:
Gas - Mains
Water – Mains
Drainage – Mains
Electricity - Mains
Heating – Gas Central Heating

Broadband Connection available (information obtained from Ofcom):
Standard - ADSL/copper wire - Highest available download speed: 6 Mbps – Highest available upload speed 0.8 Mbps
Superfast - Fibre to the cabinet (FTTC) - Highest available download speed: 80 Mbps - Highest available upload speed 20 Mbps
Ultrafast – Fibre to the premises (FTTP) - Highest available download speed: 1000 Mbps - Highest available upload speed 100 Mbps
Mobile Phone Coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website <https://checker.ofcom.org.uk>

Parking - There is off street parking available at the property.

Part C

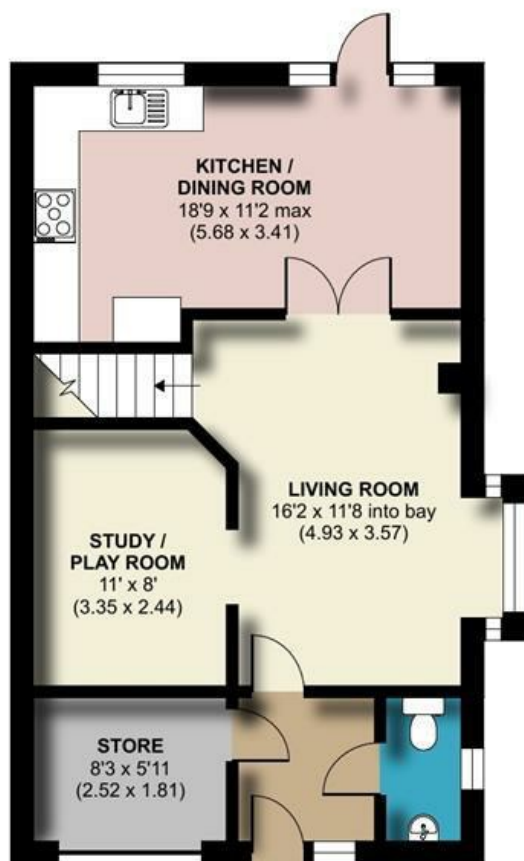




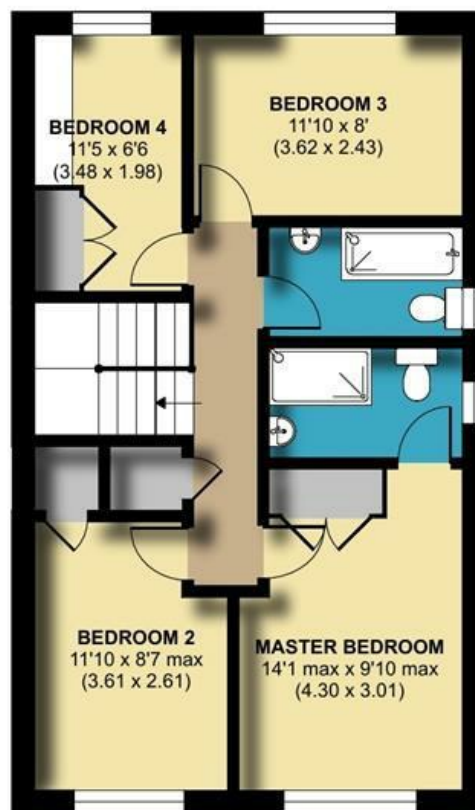
Lenham Close, Winnersh, Wokingham, RG41

Approximate Area = 1266 sq ft / 117.6 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). © nichecom 2023. Produced for Michael Hardy. REF: 1120517

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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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