



RICS

www.martinpole.co.uk

Residential & Commercial Estate Agents • Lettings Agents
Auctioneers • Planners • Management • Surveyors & Valuers

Martin & Pole
Established 1846

ESTATE AGENTS

151 Woodward Close, Winnersh.



Built by Heron Homes and situated on the edge of this popular development overlooking a Green amenity area. Within a very short walk of Wheatfield Primary School and Winnersh Primary School and well placed for both Emmbrook and Forest Senior Schools. Dinton Pastures Country Park is just a short distance from the property. Bus services and Winnersh Station are again within a short distance. Access to the M4 from the A329M is about two miles distant.

OPEN ASPECT - VIEWING RECOMMENDED

Master Bedroom with Dressing Room and En Suite Bathroom, En Suite Guest Bedroom, Family Bathroom, 3 further Bedrooms, Landing, Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Cloakroom. Forecourt Parking leading to an Integral Double Garage, well stocked mature rear gardens.

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or residentialsales@martinpole.co.uk



Price Guide £690,000 Freehold

151 Woodward Close, Winnersh, Wokingham. RG41 5UT.

DESCRIPTION/LOCATION: The property has many noteworthy features including an eco – efficient condensing boiler installed 2017, all showers are power showers, the dressing area has mirrored wardrobes and the central heating internet controlled. Outside the water butts and pond are filled by rain water harvesting.

Woodward Close is a popular residential location for all amenities including Saindbury's within walking distance and within driving distance of both Wokingham and Reading and the motorway network. The Elizabeth line will offer services from both Reading and nearby Twyford.

The accommodation comprises:

On the First Floor:

Master Bedroom: with built-in wardrobes, radiator.

Dressing Area: leading to:

En Suite: with corner bath, concealed flush W.C., bidet, pedestal wash hand basin.

Guest Bedroom 2: rear aspect, built-in wardrobes.

En Suite Shower Room: with tiled cubicle, concealed flush W.C., pedestal wash hand basin.

Bedroom 3: rear aspect, built-in wardrobes.

Family Bathroom: comprising 'P' shaped bath, pedestal wash hand basin, low level W.C, extensive tiling to walls.

Bedroom 4: rear aspect.

Bedroom 5: front aspect.

Landing: airing cupboard.

On the Ground Floor:

Entrance Hall: with understairs storage cupboard.

Cloakroom: comprising corner wash hand basin, concealed flush W.C.

Sitting Room: a dual aspect room with sliding patio doors giving access to the rear garden.

Dining Room: with sliding patio doors giving access to the rear garden.

Kitchen: very nicely fitted with one and a half bowl sink unit, extensive work surfaces with storage cupboards beneath and a complementary range of wall mounted cupboards, built-in double oven, four ring gas hob, breakfast bar, further built-in storage cupboards.

Utility Room: comprising single drainer stainless steel sink unit with plumbing and space for washing machine, door to side access.

Outside:

Approached over a driveway which serves just three properties situated at the end of this driveway there is a parking space for at least two vehicles and access to:

Integral Double Garage: with remote up and over door, light and power.

The rear gardens are predominantly laid to lawn with a patio adjacent to both the sitting room and dining room, well stocked and tended with a variety of mature shrubs, fruit trees and a feature pond.

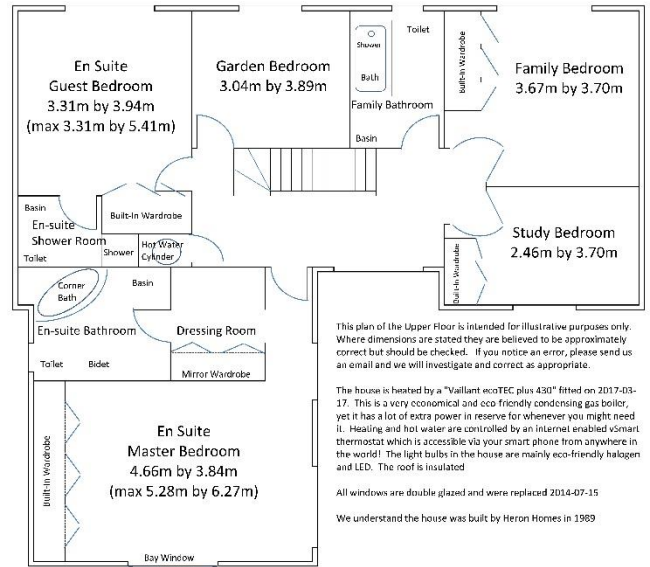
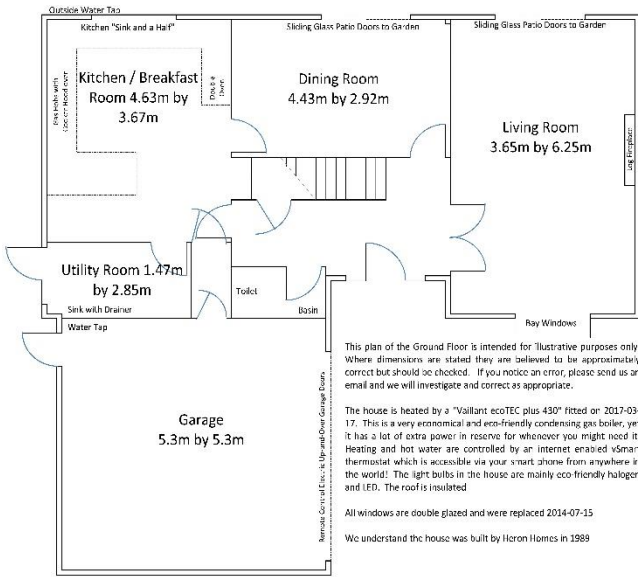
Services: All main services are connected. Gas fired central heating to radiators.

ENERGY EFFICIENCY RATING – D62. COUNCIL TAX BAND – F.

Tenure: Vacant possession upon completion of the purchase.

Viewing: Strictly by appointment with the owner's Sole Agents Martin & Pole. Telephone 0118 978 0777 or residentialsales@martinpole.co.uk.

IMPORTANT NOTICE: Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Fo:36792/NS



7 Broad Street
Wokingham
Berkshire RG40 1AY
T: 0118 978 0777 F: 0118 977 1991
w@martinpole.co.uk

The Auction House:
Milton Road Wokingham
Berkshire RG40 1DB
T: 0118 979 0460 F: 0118 977 6166
a@martinpole.co.uk

Associated Office:
16 The Parade Silverdale Road
Earley Reading Berkshire RG6 7NZ
T: 0118 926 4422 F: 0118 926 3334
e@martinpole.co.uk

www.martinpole.co.uk



0118 978 0777