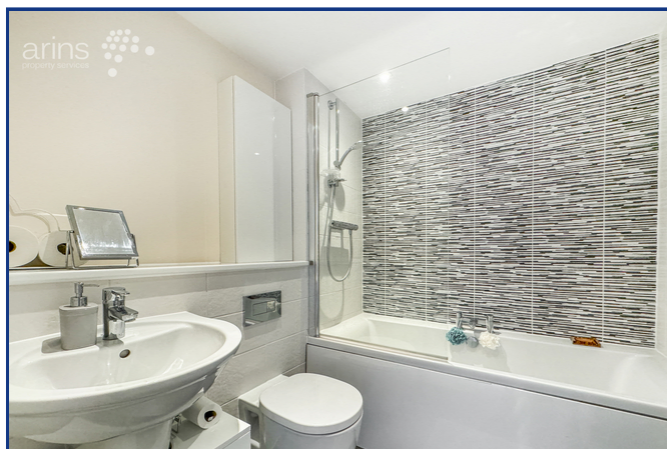


1 Glasspool Road, Winnersh, Wokingham,
Berkshire. RG41 5SB.



3 Maiden Lane Centre
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1 Glasspool Road, Winnersh, Wokingham,
Berkshire. RG41 5SB.

OIEO £550,000 Freehold

****OPEN HOUSE SATURDAY 20TH JULY, BY APPOINTMENT ONLY**** This exceptional three-bedroom detached family home is situated in the sought-after Hatchwood Mill development, offering convenient access to Reading, Wokingham, and the M4 motorway. Its central location provides easy access to various amenities, such as cinemas, local pubs, and transportation options. Built in 2017, the property boasts an inviting entrance hall leading to the downstairs cloakroom, living room, and kitchen. The living room features a bay window, while the adjacent dining room offers access to the garden through double doors. The well-appointed kitchen provides ample storage and built-in appliances. Upstairs, you'll discover three bedrooms and two bathrooms. The master bedroom includes two large built-in wardrobes and an ensuite shower room, while bedroom two also offers a built-in wardrobe. Outside, the property offers a spacious driveway for three cars and a detached garage with light, power, and rear garden access. The front garden is enclosed by a picket fence, while the rear garden features an extended patio and artificial lawned area, ideal for outdoor relaxation. The location is excellent for commuters, with Winnersh Triangle and Winnersh train stations within walking distance, and easy access to Reading and London via the A329M and M4. Everyday amenities, including Sainsbury's and various schooling options, are also nearby.

- Located in sought-after Hatchwood Mill development
- Convenient access to Reading, Wokingham, and M4 motorway
- Close proximity to cinemas, local pubs, and transportation options
- Built in 2017 with modern features
- Inviting entrance hall leads to cloakroom, living room, and kitchen
- Living room features bay window, dining room with garden access
- Well-appointed kitchen with ample storage and built-in appliances
- Three bedrooms and two bathrooms upstairs
- Master bedroom with two large built-in wardrobes and ensuite shower room
- Spacious driveway for three cars, detached garage with light and power
- Front garden enclosed by picket fence, rear garden with patio and artificial lawn
- Excellent commuter location with nearby train stations and easy access to major roads
- Close to everyday amenities and schooling options

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

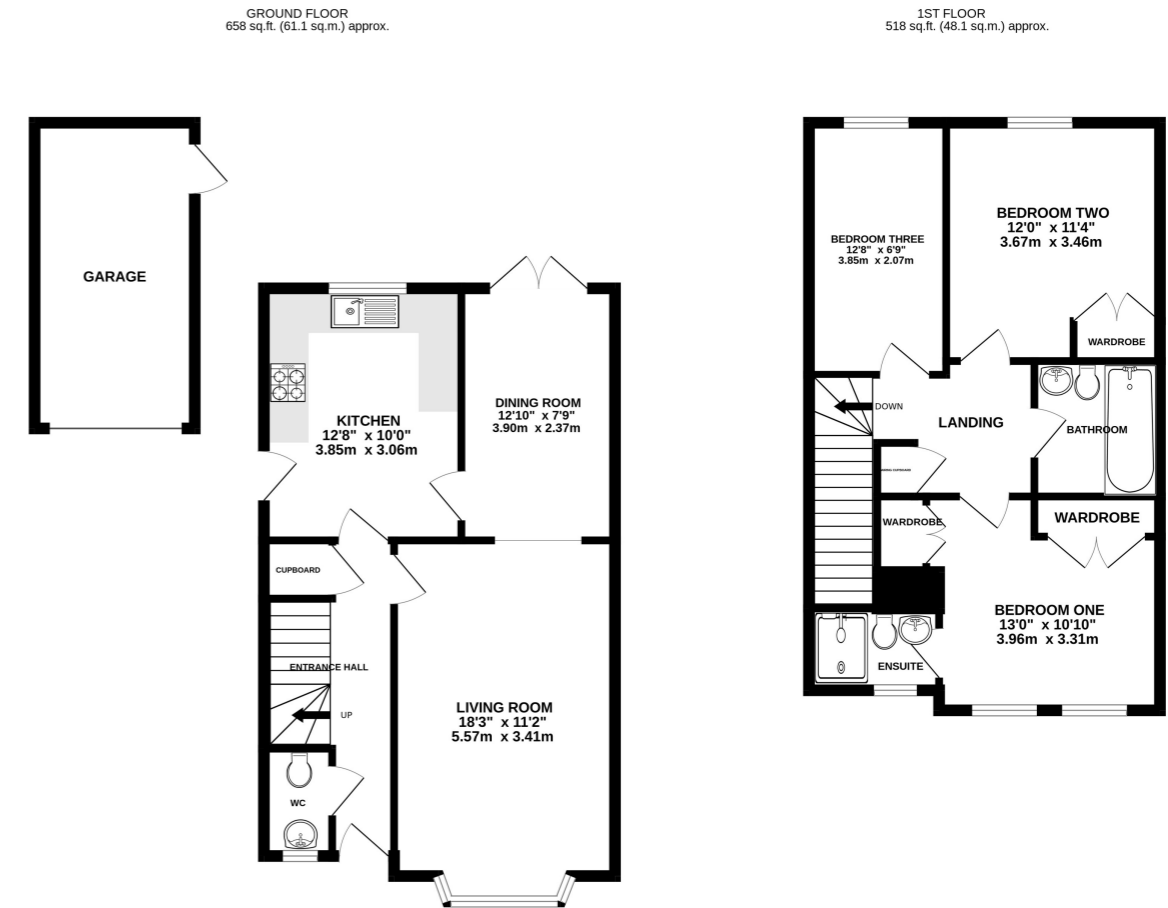


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

1 Glasspool Road, Winnersh, Wokingham,
Berkshire. RG41 5SB.



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TOTAL FLOOR AREA: 1176 sq.ft. (109.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Entrance Hall

WC

Living Room

5.57m x 3.41m (18' 3" x 11' 2")

Dining Room

3.90m x 2.37m (12' 10" x 7' 9")

Kitchen

3.85m x 3.06m (12' 8" x 10' 0")

First Floor

Landing

Bedroom One

3.96m x 3.31m (13' 0" x 10' 10")

Ensuite

Bedroom Two

3.68m x 3.46m (12' 1" x 11' 4")

Bedroom Three

3.85m x 2.07m (12' 8" x 6' 9")

Bathroom

Outside

Front Garden

Garage & Driveway

Rear Garden

Estate Charge

Estate Charge: Approx. £360 per annum. TBC via solicitors

Council Tax Band

E

