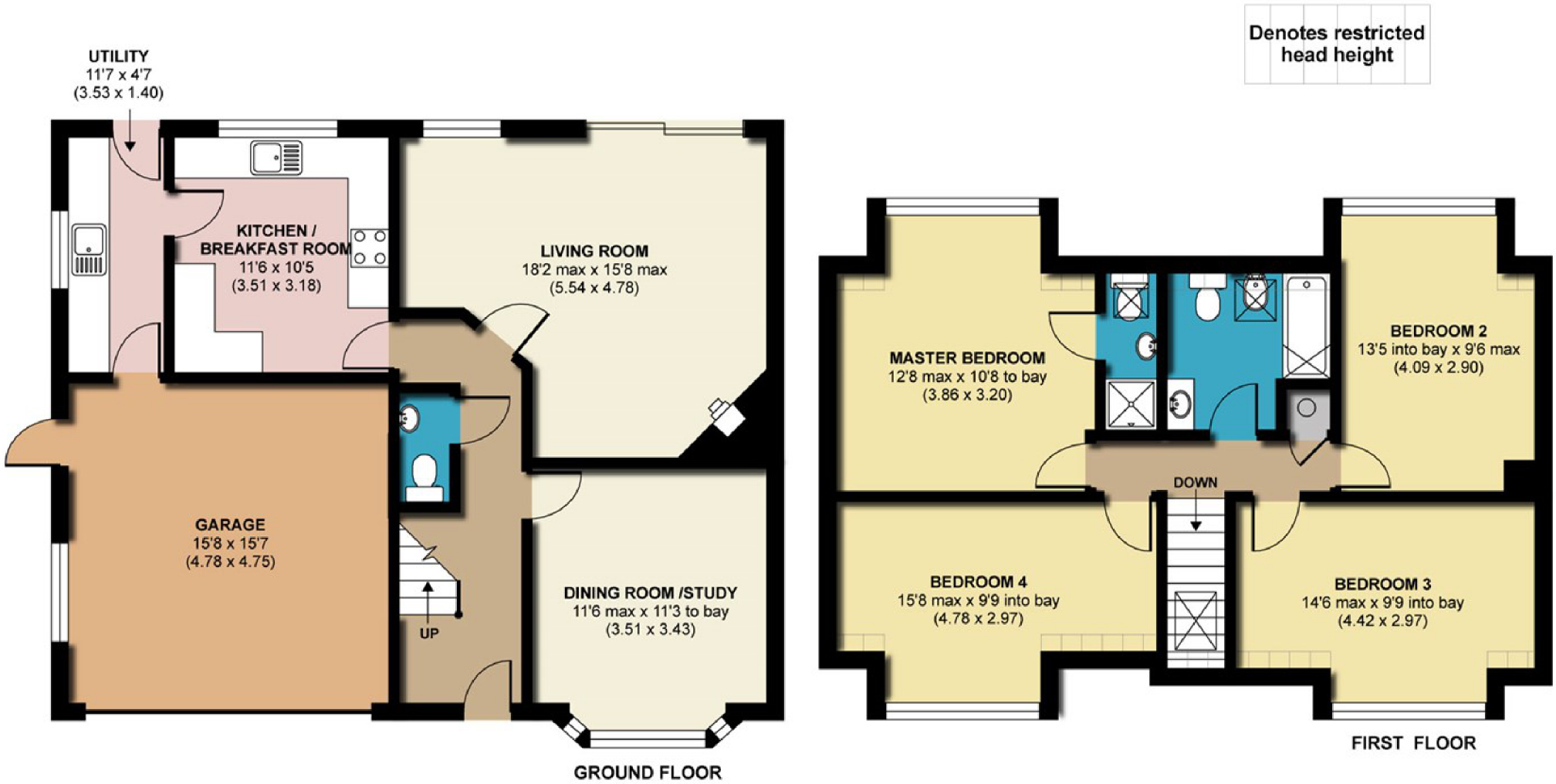
Itasca, Tintagel Road, FINCHAMPSTEAD, Berkshire. RG40 3JJ.

£725,000 Freehold

Tintagel Road, Finchampstead, Wokingham

APPROX. GROSS INTERNAL FLOOR AREA 1645 SQ FT 152.8 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES ATTACHED GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Situated on a highly desirable private road in Finchampstead, a four bedroom detached property which occupies a generous plot and has scope for extension (STPP). Accommodation comprises an entrance hallway, cloakroom, Kitchen/breakfast room with utility, living room and a dining room/study. Upstairs are four good sized bedrooms with the master benefitting from an ensuite and a separate family bathroom. The property benefits from ample drive way parking, a double garage and a mature and secluded southerly aspect rear garden which measures C.90 ft..

- Four bedroom chalet style home
- Generous sized plot
- Radiator heating
- Scope for extension (STPP)

Situation

Tintagel Road is a desirable private road which comprises individual detached homes with many occupying larger plots. There are local shops at nearby California crossroads and easy access to the M3 and A329(M)/M4. Attractive walks through National Trust woodland and countryside can be reached from Heath Ride and Sand Martins Golf course is also nearby.

Outside

To the front is a gravelled driveway providing parking for several vehicles and leading to the double garage with the remainder laid to lawn. The rear garden is of a southerly aspect measuring circa 90ft with patio and the remainder laid to lawn. Mature shrubs and trees follow the border and the garden offers a good degree of seclusion.

Energy Performance Rating

D

Council Tax Band

F

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Finchampstead Road and turn left at the Inchcape Ford roundabout onto the Sandhurst Road (A321). Take the first turning right into Tintagel Road, the property will be found towards the end on the left hand side.

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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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