

**HASLAM'S**  
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Nine Mile Ride, Finchampstead

£1,195,000

Haslam's are delighted to offer to the market this detached family home which has been extended and modernised throughout providing open plan living as well as independent reception rooms.

The property is situated in a desirable location that is within a short distance of California Country Park, Arborfield Village, and Wokingham Town Centre.

On the ground floor, the property boasts an impressive open-plan living space which consists of a kitchen area with a breakfast bar, skylights, and bi-fold doors which creates a seamless indoor/outdoor entertaining space.

In addition, there are a further 3 reception rooms utility and w/c. Credit to the current owner the first floor now consists of 4 double bedrooms 2 ensuite bathrooms, a dressing room, and a family bathroom.

To the rear of the property, there is a landscaped garden which is privately enclosed by mature shrubs and tree line. Furthermore, there a 2 patio areas and a summer house with Storage space. To the front of the property, there is an enclosed gravel driveway which provides parking for multiple vehicles.

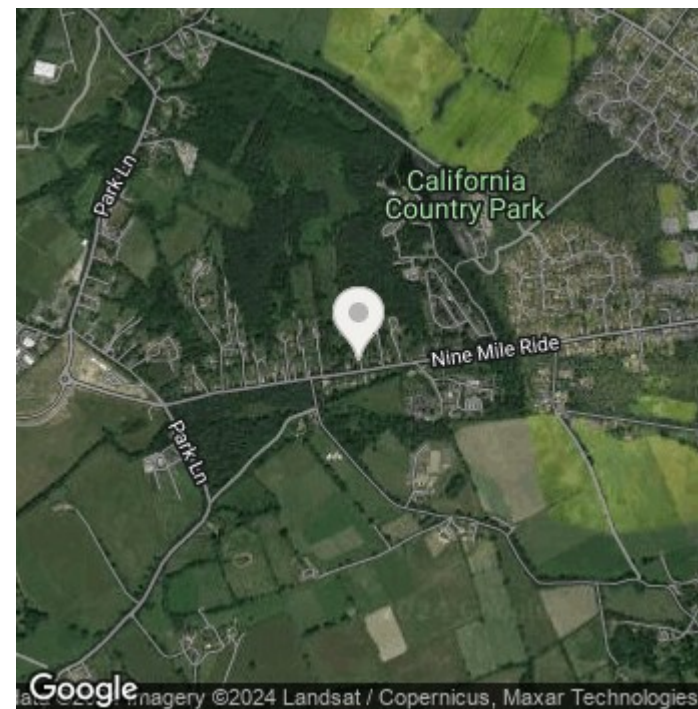




- Extended family home
- 4 double bedrooms
- 2 ensuite bathrooms
- 34ft Open plan living area
- 3 Reception rooms
- Landscaped garden with summer house



Council tax band F  
Wokingham



Additional information (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):  
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage  
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Additional information (Part C)  
The property has a tree preservation order within its boundary

Parking  
There is off road parking to the front of the property



Approximate Gross Internal Area 2485 sq ft – 231 sq m

Ground Floor Area 1466 sq ft – 136 sq m

First Floor Area 911 sq ft – 85 sq m

Outbuilding Area 108 sq ft – 10 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.