



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

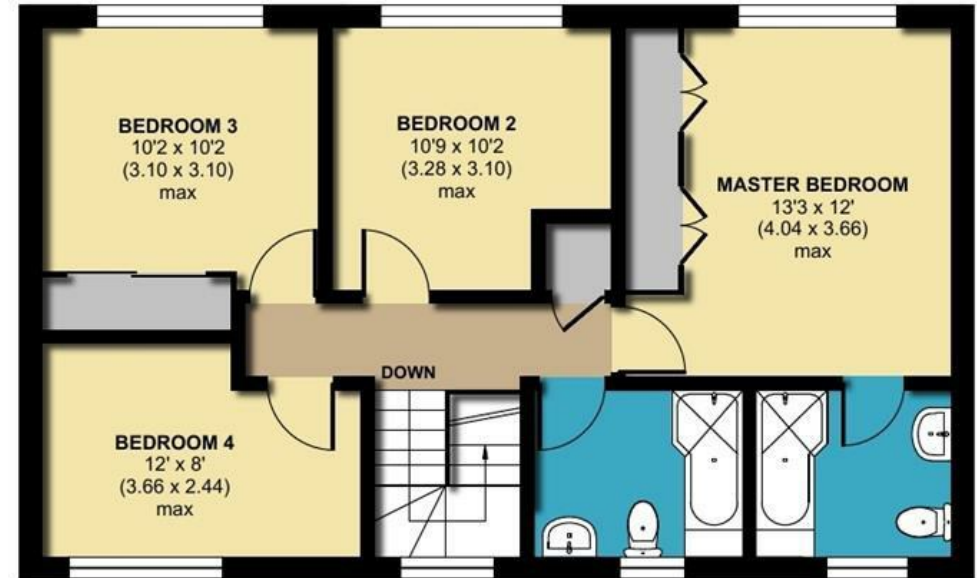
25, Manor Park Drive, Finchampstead, Berkshire, RG40 4XE

£765,000
Freehold

Manor Park Drive, Finchampstead, Wokingham

Approximate Area = 1868 sq ft / 173.5 sq m (includes attached garage)

For identification only - Not to scale



FIRST FLOOR



NO ONWARD CHAIN COMPLICATIONS - This smartly presented, sympathetically extended, four bedroom detached family home is situated in a desirable location, close to local schools and shops. The spacious accommodation comprises, a stunning kitchen large enough for family dining, with granite work surfaces, high quality appliances, cloakroom, dining room, living room and extended study/family room. The first floor accommodation comprises master bedroom with Sharps fitted wardrobes, ensuite with Aqualisa power shower, three further bedrooms (one with fitted wardrobes) and a family bathroom. Outside there is a south facing rear garden, a double garage and driveway parking for 2 cars.

- 1868 sq Ft / 173 sq M of space
- Private south facing garden
- Potential to extend over the garage, STPP
- Close to nearby countryside walks

Situation

Manor Park Drive, built by Cala Homes, forms part of the prestigious Deerhurst Manor development which comprises a mix of large, detached family homes, mostly developed in the mid to late 1980's. Set off the Nine Mile Ride there is access to Bracknell, the M3, and A329(M)/M4. It is adjacent to California Country Park, which comprises many acres of natural woodland and lowland heath providing excellent walking opportunities. The development is approximately 3 miles south of the town centre and mainline train station of Wokingham.

Outside

The front is open plan with driveway parking for two vehicles with the remainder laid out as lawn. There is a double garage that has external access only. Gated side access leads to a secluded rear garden comprising patio, tap and electric socket, shed and enclosed by timber fencing.

Energy Performance Rating

C

Council Tax Band

G

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Finchampstead Road on reaching The Think Ford garage roundabout bear right, on reaching the California Crossroads turn right, Manor Park Drive which is the 4th turning on the right hand side. The property will be round 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, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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