



Michael Hardy
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RESIDENTIAL ESTATE AGENTS

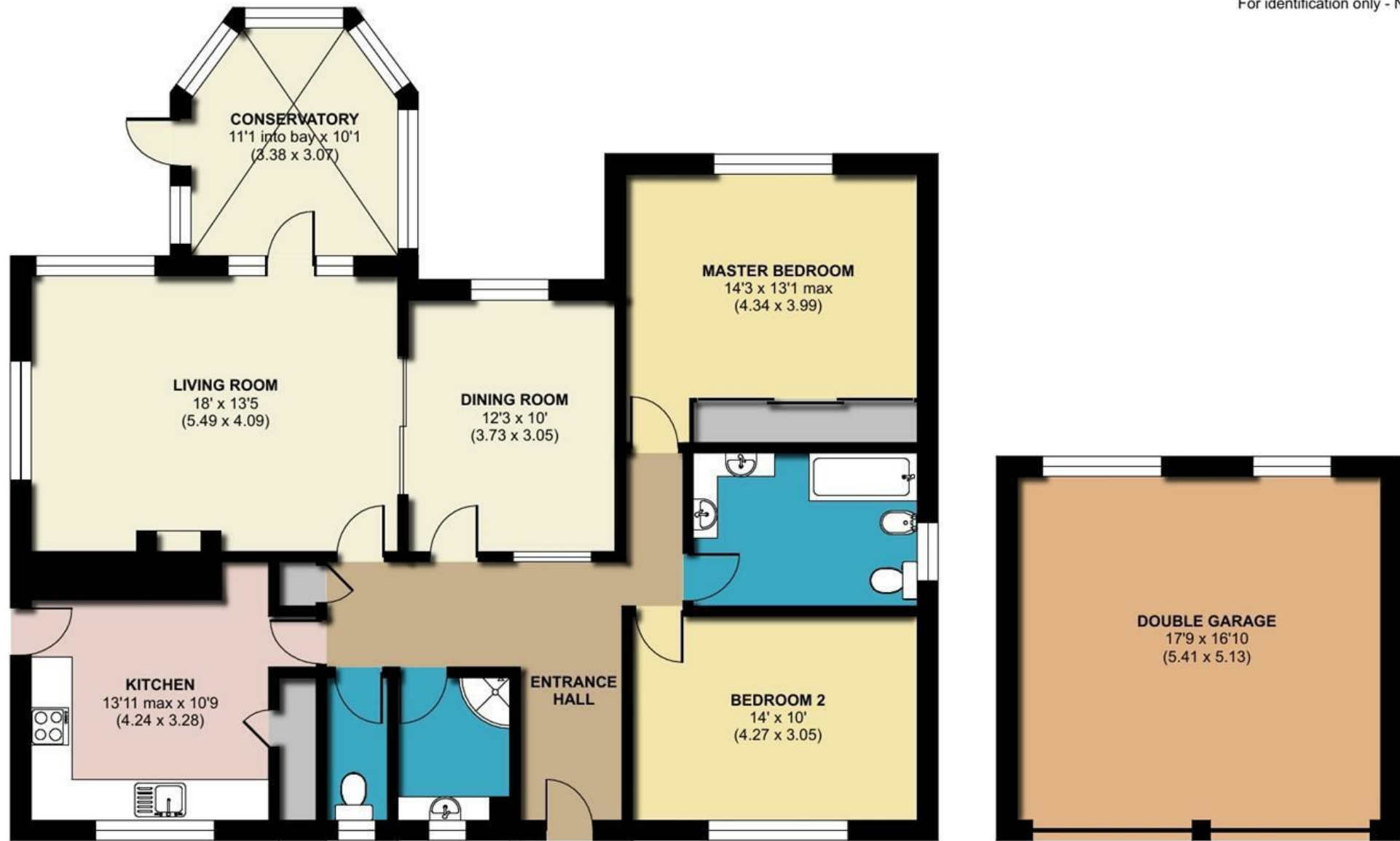
121, Nash Grove Lane, Finchampstead, Berkshire, RG40 4HG

£1,000,000
Freehold

Nash Grove Lane, Finchampstead

Approximate Area = 1633 sq ft / 151.7 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Michael Hardy. REF: 1006929



This detached bungalow set in a semi-rural location with the potential to develop subject to planning permissions. The property offers an ideal project for refurbishment, extension or possibly replacement. The property sits on a plot measuring a c.1.95 of an acre plot and has the benefit of having a woodland to the rear of this.

- Ideal for refurbishment, extension, or development (STPP)
- Detached bungalow on a c.1.95 of an acre plot
- Fantastic potential

Situation

Nash Grove Lane is an established residential road and comprises a wide range of individual homes mainly on large plots. There are local shops, on Barkham Ride and at nearby California crossroads. California Country Park, a superb family amenity comprising 100 acres of woodland/lowland heath and excellent walk, is only a short walk. Bracknell, the M3 and A329(M)/M4 can be reached via the Nine Mile Ride.

Outside

The plot measures c.1.95 of an acre with the majority of the plot laid to lawn with a basic pathway drive leading to the house and the double garage. There is also a plot of woodlands behind the paddock which forms part of the c. 1.95 acre plot. The rear garden is of a westerly aspect. There will be a charge on the house which will remove the right of way across 121 Nash Grove Lane that belongs to a neighbour. The property will also come with another paddock but please speak to the team for more information.

Energy Performance Rating

D

Council Tax Band

F

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Finchampstead Road and upon reaching the Think Ford garage roundabout bear right and continue for approximately $\frac{3}{4}$ of a mile. At the next roundabout turn right into Barkham Ride. Turn right at the roundabout into Nash Grove Lane and then straight over the next mini roundabout where number 121 will be found on the left just beyond Gilbert Way.



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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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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