



**95, Nash Grove Lane, Finchampstead,
Berkshire, RG40 4HG**

£900,000 Freehold



This versatile chalet bungalow sits on lovely 0.17 acre plot and has been well maintained by the current owners. The property comprises entrance hall with storage, dining room, living room, sun room, bedroom 4/study, a modernised kitchen/dining room with integrated appliances and a breakfast bar, a four piece bathroom, and bedroom three with built-in wardrobes. To the first floor there are two bedrooms and a bathroom with the master bedroom suite having the en suite shower room and built-in wardrobes. To the rear of the property is a very large annex that includes an open plan living/kitchen room, a bathroom and a bedroom which is currently being used as an office and is all connected to the main house.

The front is open plan with a shingle-laid driveway for multiple vehicles with mature shrub borders. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing.

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.

- Annex with bedroom, bathroom, kitchen and living room
- Driveway parking for multiple cars
- 0.17 acre plot
- Study
- Private West facing rear garden
- 2130 sq. ft / 197.9 sq m





MATERIAL INFORMATION

Part A

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Solar Panel – Installed in 2015

Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 1

Mbps – Highest available upload speed: 0.2 Mbps

Superfast - (FTTC) - Highest available download speed: 64 Mbps -

Highest available upload speed: 14 Mbps

Ultrafast – None available

Mobile Phone Overage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site <https://checker.ofcom.org.uk>

Part C

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

Planning

Application: 42491 - As this application is prior to 1998, the details are on microfiche records. You can make an appointment to view these at WBC office. <https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>

Flooding

We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Parking

There is off street parking available at the property



Nash Grove Lane, Wokingham

Approximate Area = 1719 sq ft / 159.7 sq m

Limited Use Area(s) = 21 sq ft / 2 sq m

Annexe = 390 sq ft / 36.2 sq m

Total = 2130 sq ft / 197.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Michael Hardy. REF: 1136952

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303