



10, Pine Drive, Finchampstead,
Berkshire, RG40 3LE

£575,000 Freehold



This spacious four bedroom detached bungalow is set in a desirable non estate location close to local shops. The versatile accommodation comprises entrance porch, L shaped living room, kitchen, bathroom and cloakroom, four bedrooms including a master bedroom with en suite.

Outside the rear garden generous south facing, private rear garden is enclosed by wooden fencing and mature hedge borders with a variety of large trees at the rear. There are two separate garages and workshop with ample driveway parking at the front of the property.

Pine Drive is a delightful road of individual properties and forms part of a desirable and well established residential area. There are local shops at California crossroads on the Nine Mile Ride with Wokingham and its train station about 2.5 miles distant. Both the M3 and A329(M)/M4 can be accessed via Bracknell.

- Offered with no onward chain
- Spacious L shaped living room
- South facing garden
- Scope for further improvements
- Master bedroom with en suite
- Two garages and a workshop





MATERIAL INFORMATION

Part A

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Broadband

Connection available (information from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 4 Mbps - Highest available upload speed: 0.6

Superfast - (FTTC) - Highest available download speed: 72 Mbps - Highest available upload speed: 18 Mbps

Ultrafast – (FTTP) - Highest available download 1000 Mbps and Highest

available upload speed: 1000 Mbps

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

<https://checker.ofcom.org.uk>

Part C

We understand the property may contain asbestos, whilst we cannot see any visible evidence it was a widely used building material of this era.

Flooding

We understand the flood risk summary for the area around the property is considered Low risk for surface water flooding and Medium risk for rivers and seas flooding further information please check the gov.uk website:

<https://check-long-term-flood-risk.service.gov.uk/postcode>

Planning

Pre-1998 Planning Application: 28495 - As this application is prior to 1998, the details are on our microfiche records. You can make an appointment to view these at our Shute End office by emailing planning.enquiries@wokingham.gov.uk

Parking

Driveway off road parking



Pine Drive, Wokingham

Approximate Area = 1399 sq ft / 129.9 sq m (includes garages)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1118993

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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, 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

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