



10, Pine Drive
Finchampstead
Berkshire, RG40 3LE

£575,000 Freehold



This spacious three 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, dining room, kitchen, bathroom and cloakroom, three 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.

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.

- 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





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). ©nitchcom 2024. Produced for Michael Hardy. REF: 1118993

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
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

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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.
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