



324, Finchampstead Road, Finchampstead,
Berkshire, RG40 3JB

£1,300,000 Freehold



This stunning five bedroom detached family home is set in a desirable non estate location. Offering a living room with gas fire and French doors to the rear, a kitchen/dining area with a range of Bosch and AEG integrated appliances and a snug with bi fold doors leading to the garden as well as a family room, utility room, with further storage and an office. There are five first floor bedrooms, a spacious master overlooking the garden comprising a beautifully finished ensuite shower room, featuring a large walk in shower. Bedroom 2 also offers an ensuite shower and a further generous family bathroom includes a separate shower and storage units.

The professionally landscaped secluded rear garden is laid mainly to lawn with a variety of colourful plants, shrubs and flowers, with mature trees interspersed along the rear boundary and uplighting in the borders. There is a raised sun terrace to the right and a generous Italian tiled patio area with gated side access leading to the front. The gated front driveway offers parking for four vehicles and an integral garage with light and power. The remaining front garden is laid to lawn and is set behind picket fencing.

Finchampstead Road heads south from Wokingham and comprises a wide range of established homes set in large plots. The town and railway station are approximately 1 mile away. For the nature lover there are abundant countryside walks on the doorstep and both the M3 and A329(M)/M4 can be easily accessed.

- Desirable non estate location
- Spacious living room
- Landscaped private rear garden
- Impressive kitchen/dining/family room
- Master bedroom with en suite
- Over 2770 sq. ft of living





MATERIAL INFORMATION

Part A

Council Tax Band: G

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 and underfloor heating throughout the downstairs

Broadband Connection available (information from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 7 Mbps – Highest available upload speed: 0.8 Mbps

Superfast - (FTTC) - Highest available download speed: 34

Mbps - Highest available upload speed: 7 Mbps

Ultrafast – (FTTP) - Highest available download speed: 1000

Mbps - Highest available upload speed: 1000 Mbps

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

Flooding

We understand the flood risk summary for the area around the property is considered 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 private driveway parking



Finchampstead Road, Wokingham

Approximate Area = 2571 sq ft / 238.8 sq m

Garage = 206 sq ft / 19.1 sq m

Total = 2777 sq ft / 257.9 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). © nichecom 2024. Produced for Michael Hardy. REF: 1150139

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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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