



22, Mornington Avenue
Finchampstead
Berkshire, RG40 4UE

£525,000 Freehold



This beautifully presented semi-detached three-bedroom family home has been extended and modernized throughout by the current owners. The property comprises a large entrance hall, shower room with underfloor heating, a newly fitted kitchen that has a breakfast bar into the living room/dining room, an extended living-dining room, and a study that looks out to the garden and comes with fitted units. On the first floor, there are three double bedrooms and a bathroom with the master bedroom benefitting built-in wardrobes.

The front is open plan with driveway parking for two vehicles with the remainder laid out as lawn and mature shrubs. There is a storeroom (formerly the garage) at the front of the house and an outbuilding in the landscaped garden which is enclosed by timber fencing.

Fernlea is a mature development of three and four bedroom homes built through the late 1960's and early 1970's. It has good commuter links with access via the Nine Mile Ride and Bracknell to both the M3, A329(M) and M4. It is approximately 2½ miles south of Wokingham with local shops on the nearby Barkham Ride.

- Extended three bedroom semi-detached home
- Utility room
- 1196 sq ft / 111.1 sq m
- Study
- Landscaped garden
- Close to nearby countryside walks & good schools





MATERIAL INFORMATION

Part A

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

Part A

Council Tax Band: D

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 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: 74 Mbps - Highest available upload speed 18 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>

Parking

There is off street parking for two cars

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.

Flooding

Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding Very Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>



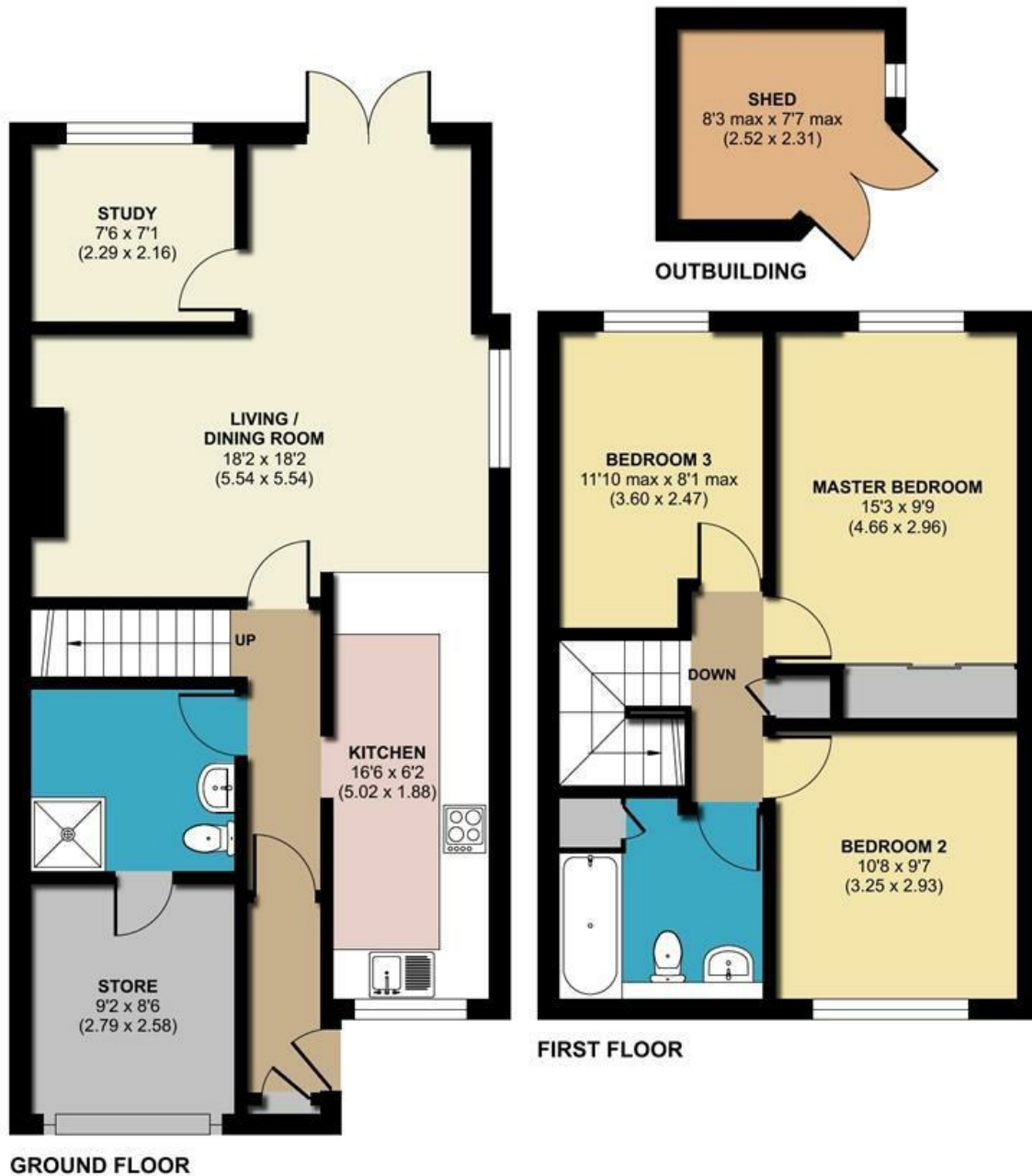
Mornington Avenue, Wokingham

Approximate Area = 1140 sq ft / 105.9 sq m (includes store)

Outbuilding = 56 sq ft / 5.2 sq m

Total = 1196 sq ft / 111.1 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 2024. Produced for Michael Hardy. REF: 1166184

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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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