



M Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

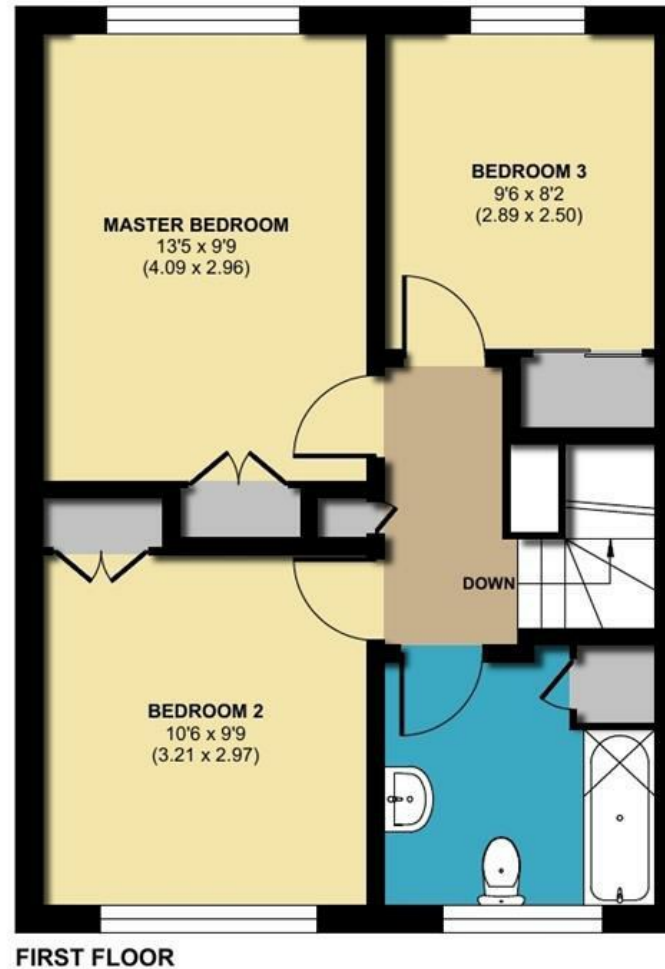
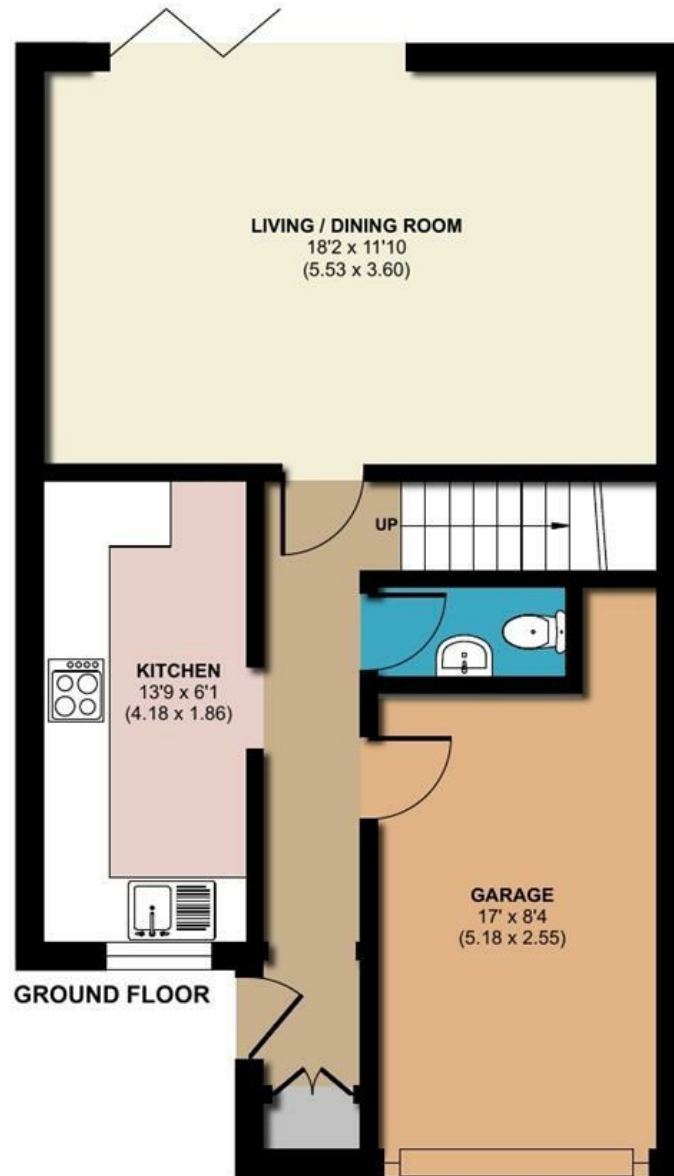
40, Wild Briar, Finchampstead, Berkshire, RG40 4UL

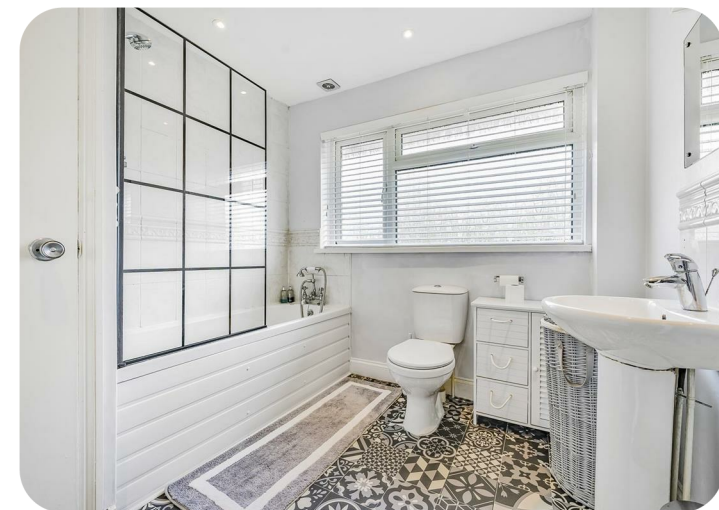
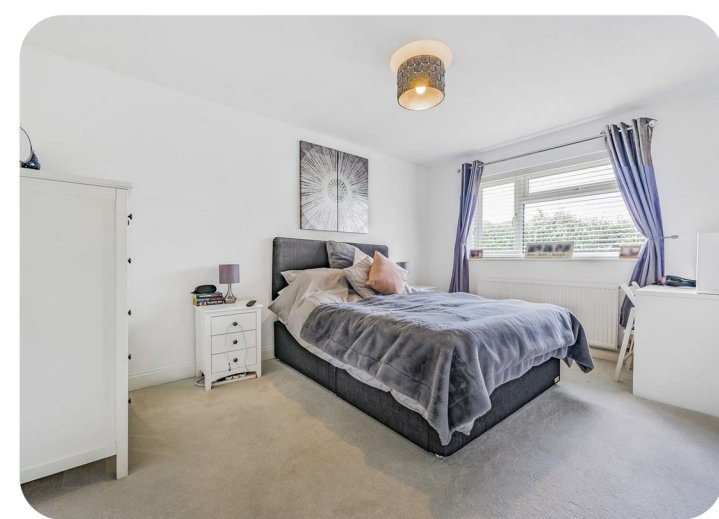
£450,000
Freehold

Wild Briar, Finchampstead, Wokingham

Approximate Area = 1021 sq ft / 94.8 sq m (includes garage)

For identification only - Not to scale





This well presented and upgraded three double bedroom semi-detached house is situated on the popular Fernlea development and comprises generous living/dining room overlooking the rear garden, kitchen, three double bedrooms and an South West facing rear garden. There is also a garage and driveway parking.

- Planning approved for a single storey extension. 232981
- Three double bedrooms
- One bathroom
- South West facing garden
- Garage with driveway parking

Situation

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

Outside

The rear garden is enclosed by wooden fencing and laid mainly to lawn with a patio across the rear. To the front is driveway parking and a garage.

Energy Performance Rating

D

Council Tax Band

D

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Finchampstead Road upon reaching the Think Ford garage turn right and continue to the next mini roundabout taking the third right into Barkham Ride. Take the next right into Nashgrove Lane and next right again into McCarthy Way, follow this to the right and take a left into Mornington Avenue and bear right into Wild Briar where the property will be found on the right hand side at the top.



Residential Sales and Lettings

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

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