



**31, Nash Grove Lane  
Finchampstead  
Berkshire, RG40 4HE**

**OIEO £850,000 Freehold**



This beautifully presented detached four bedroom bungalow has been completely remodelled and refurbished to a very high standard. The property comprises an entrance hall with storage, an impressive kitchen/family room with a roof lantern, utility room, study/TV room. There are four bedrooms with dressing room and luxury en suite to bedroom one, as well as a luxury family bathroom.

The front is open plan with a shingle driveway that has parking for at least four vehicles and is enclosed with timber fencing. Gated side access leads to a secluded rear garden comprising a large patio area with the rest laid to lawn and enclosed by timber fencing. To the rear is a modern outbuilding, approx 285sq ft, which could be ideal as a gym/studio/home office.

Nash Grove Lane is an established residential road and comprises a wide range of individual homes mainly on large plots. There are local shops on Barkham Ride and at nearby California crossroads. California Country Park, a superb family amenity comprising 100 acres of woodland/lowland heath and excellent walks, is only a short walk. Bracknell, the M3 and A329(M)/M4 can be reached via the Nine Mile Ride.

- Study/TV room
- Driveway parking
- Close to nearby countryside walks & good schools
- Utility room
- Private West facing rear garden
- 1964 sq ft / 182.3 sq m





## 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 obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 2 Mbps –

Highest available upload speed: 0.3 Mbps

Superfast - (FTTC) - Highest available download speed: 80 Mbps - Highest

available upload speed 20 Mbps

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

available upload speed 220 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 available at the property

### Part C

#### 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 Medium risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

#### Planning

221609 - August 2022 - For the proposed removal of chimney stack, raising of front roof, rear single storey extension following demolition of conservatory and garage and changes to fenestration. 211839 - July 2021 - For the proposed erection of a single storey rear extension following demolition of existing conservatory and garage, alterations to existing roof and the installation of cladding, plus changes to fenestration. 020907 - May 2002 - Proposed single storey front extension to dwelling. Pre-1998 Planning Application: 32665 - Digital records on WBC planning department are from 1998 to the present day. Any planning documents prior to this date are kept on microfiche at Wokingham Borough Council offices. <https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>



# Nash Grove Lane, Finchampstead, Wokingham, RG40

Approximate Area = 1668 sq ft / 154.9 sq m

Outbuilding = 296 sq ft / 27.4 sq m

Total = 1964 sq ft / 182.3 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: 1180076

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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.

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