



11, Cambrian Way
Finchampstead
Berkshire, RG40 3JF

OIEO £535,000 Freehold



This smartly presented four bedroom neo Georgian style semi detached house is set in a desirable cul de sac location to the south of Wokingham town centre. The accommodation comprises entrance hall, living room with French doors leading onto the private rear garden, dining room, cloakroom and fitted kitchen. There are four first floor bedrooms and a family bathroom.

- Desirable treelined location
- Stunning rear garden
- Excellent condition
- Two reception rooms
- Driveway parking for three vehicles
- Triple glazed

Council Tax Band: E
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

The rear garden is enclosed by wooden fencing, laid to lawn surrounded by well stocked shrub borders hosting a variety of mature trees and plants including Acer trees. There are two small ponds and a rockery with mature conifer trees along the rear boundary and an area of patio across the rear of the house with side access leading to the driveway through a glazed door into the side of the single garage. The front garden is laid to lawn with hedge borders and a mature Yew & Ginko tree creating privacy at the front.

Cambrian Way is a quiet cul-de-sac approximately 2 miles from Wokingham town centre, day to day shopping needs are catered for at California crossroads and the Tesco supermarket just outside Wokingham town centre. There are a variety of junior and secondary schools close by. The M4 and M3 motorways can be accessed at Wokingham and Lightwater. There is direct rail access to Waterloo and Paddington from Wokingham and Twyford stations.

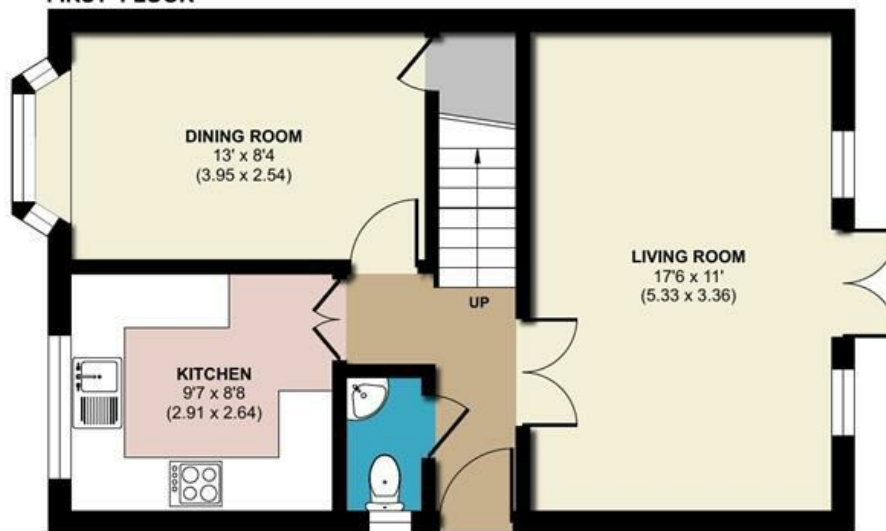
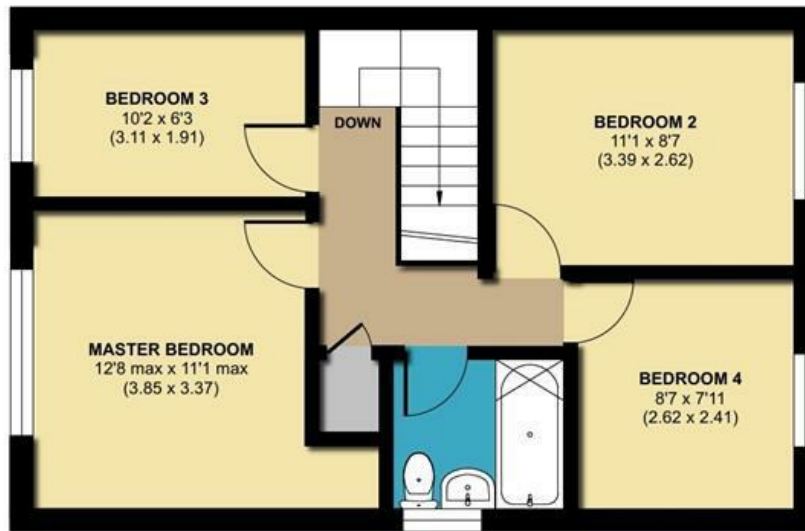
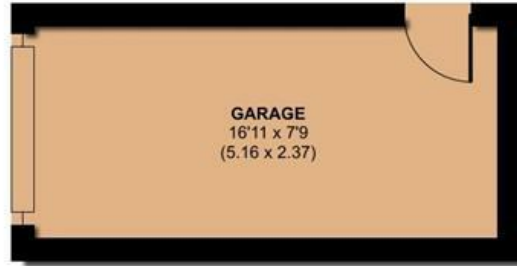




Cambrian Way, Finchampstead

Approximate Area = 977 sq ft / 90.7 sq m (excludes detached garage)

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: 1178739

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
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

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