



11, Cambrian Way
Finchampstead
Berkshire, RG40 3JF

OIEO £550,000 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.

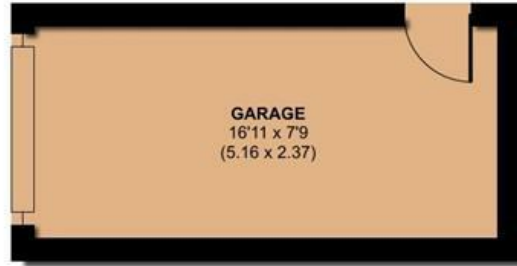




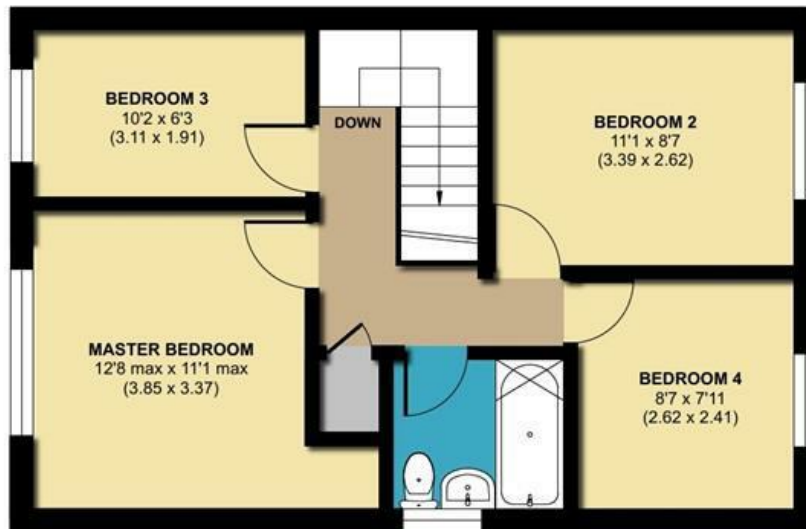
Cambrian Way, Finchampstead

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

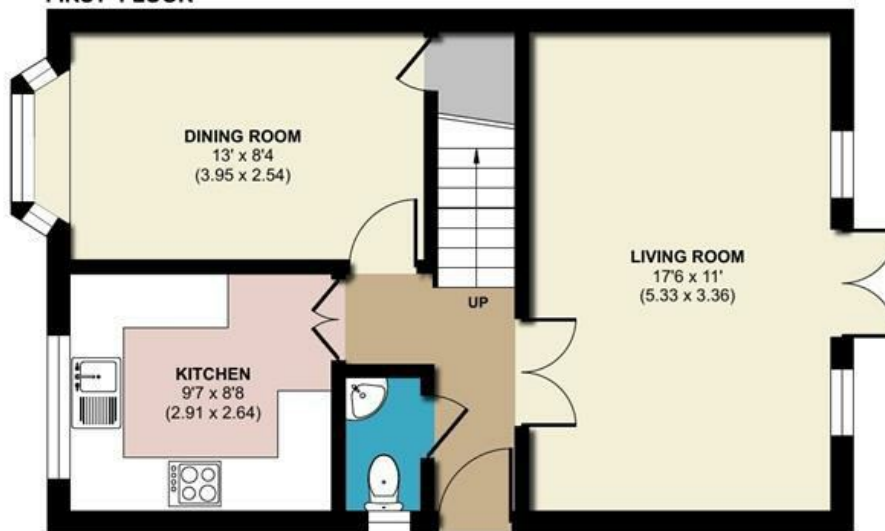
For identification only - Not to scale



GARAGE
16'11 x 7'9
(5.16 x 2.37)



FIRST FLOOR



GROUND FLOOR



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

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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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