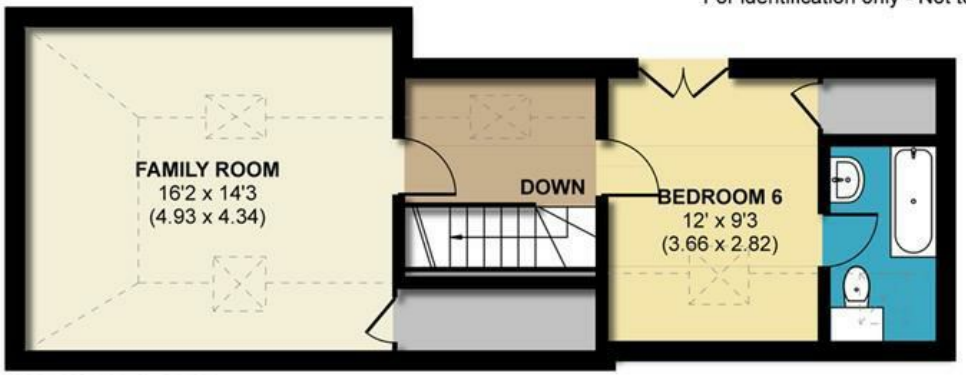
8, Hazelbank, Finchampstead, Berkshire, RG40 4XD

OIEO £825,000
Freehold

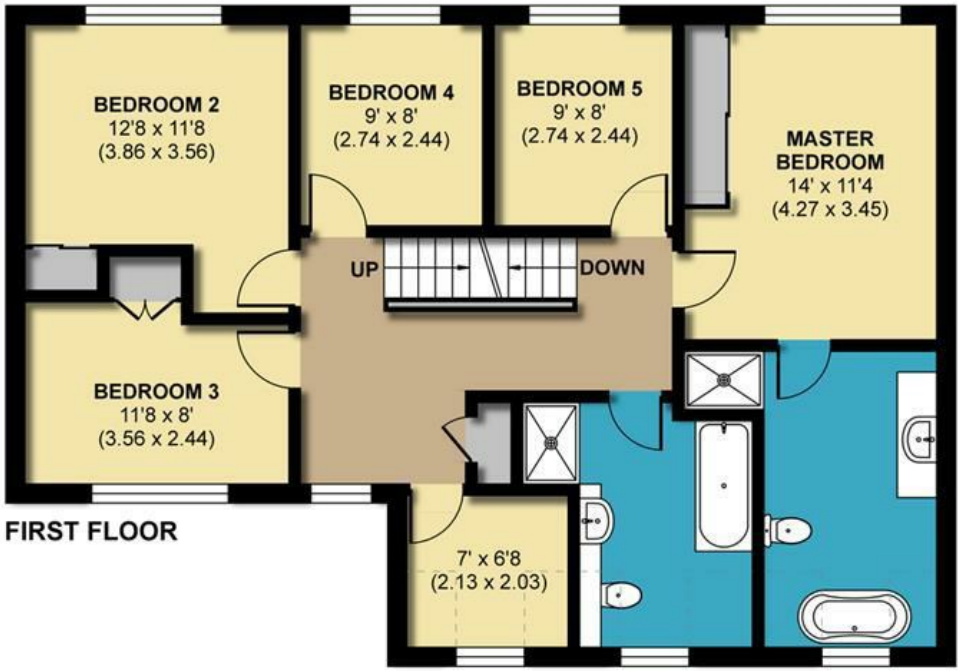
Hazelbank, Finchampstead, Wokingham

Approximate Area = 2449 sq ft / 228 sq m (includes attached garage)
Limited Use Area(s) = 257 sq ft / 24 sq m
Total = 2706 sq ft / 252 sq m
For identification only - Not to scale

GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020.
Produced for Michael Hardy. REF: 669922

This well presented six bedroom detached family home is set in a desirable cul de sac location on a corner plot in the Deerhurst Manor Park development. The versatile 2700 sq ft of accommodation which is set over three floors comprises living room with log burner, open plan kitchen/breakfast room, conservatory, study, utility room and dining room. There are five first floor bedroom with a sixth bedroom and family room on the second floor.

- Spacious living room with bi folding doors to garden
- Study and utility room
- Fitted kitchen/breakfast room
- Bedroom five with ensuite and adjoining family room
- Refitted family bathroom and ensuite
- Brick built double glazed conservatory

Situation

Located in a quiet cul-de-sac at the end of Manor Park Drive, this exclusive development is adjacent to California Country Park which comprises many acres of natural woodland and lowland heath providing excellent walking opportunities. Set off the Nine Mile Ride there is access to Bracknell, the M3 and A329M/M4. The development is approximately 3 miles south of Wokingham town centre and main line train station.

Outside

The private rear garden is enclosed by wooden fencing and laid to lawn with a bank of well maintained conifer trees along the rear boundary and a patio which runs along the rear of the house which is framed by timber sleepers. There is a wood store one side of the house with gated side access the other which leads to the front and well stocked shrub borders and a large tree at the rear of the garden .The front drive provides parking for four vehicle with laurel hedging along the boundary and an open plan area of lawn that wraps around the house with integral double garage.

Energy Performance Rating

D

Council Tax Band

G

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Finchampstead Road on reaching The Think Ford garage roundabout bear right, on reaching the California Crossroads turn right, Manor Park Drive which is the 4th turning on the right hand side. Hazelbank is the first cul de sac on the left , the property will be found on the right.

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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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