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# Park Lane

## Finchampstead, Wokingham, RG40 4PY

## £1,200,000

3 2 2

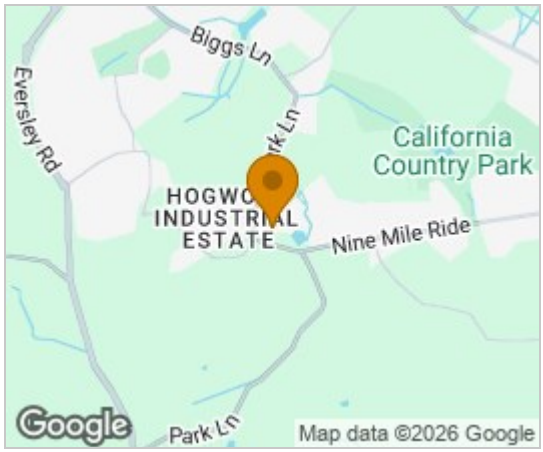
Tucked away at the end of a private lane, this exceptional property offers a rare combination of privacy, space and versatility, all set within approximately 1.2 acers in the sought-after area of Finchampstead.

Approached away from the road, the property enjoys a wonderfully secluded setting, while still being conveniently positioned for easy access to both Reading and Wokingham. The generous grounds provide an excellent opportunity for those looking for additional land, outdoor space or potential equestrian use, with the possibility of creating paddocks subject to the necessary requirements.

The modern bungalow has been exceptionally well maintained and is presented in excellent condition throughout. Recent improvements include new flooring and fresh decoration, creating a clean, contemporary and immediately welcoming home.

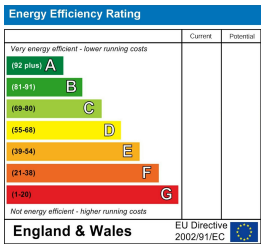
Currently configured as a two-bedroom property, there is significant potential to increase the accommodation. A staircase already provides access to the first floor, where two further rooms have been created and are ready for windows to be installed, offering the potential to transform the property into a four-bedroom home, subject to the appropriate permissions and building regulations.

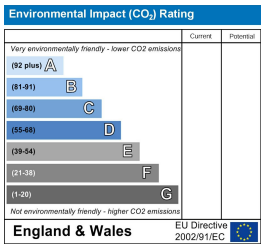
## Area Map




## Floor Plans

## Energy Efficiency Graph

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43c Peach Street, Wokingham, RG40 1XJ
Tel: 0118 979 5618 Email: wokingham@hunters.com https://www.hunters.com