

Property ref: 141169



## Church Hams, Finchampstead, RG40 4XF

**£2,750 PCM**



Delightful Five Bedroom Detached Family Property In Popular Finchampstead. Very Well Proportioned Throughout With High Standard Of Decoration. Hallway Into Study, Cloakroom, Play/Family Room, Modern Spacious Kitchen Into Breakfast Room With New Patio Doors To Garden, Generous Living Room With Access To Garden, Five Good Size Bedrooms with Master Being Exceptional Size With Bath And Separate Shower En-Suite, Bedroom Two / Guest With Bath En-Suite, Family Bathroom With Shower Over Bath, Enclosed Mature Garden, Double Garage, Driveway Parking For Multiple Cars, GCH Radiators .Unfurnished. Wokingham Council Tax Band G. EPC Rating D.

**Available 20/07/2026**

\*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)  
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

- Stunning Five Bedroom Family Home In Finchampstead
- Modern Kitchen With Breakfast Room
- Study/Spacious Living Room/Play Room
- Master Bedroom With Bath And Seperate Shower
- Mature Enclosed Garden
- Double Garage And Driveway

**0118 9776 776**

**[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk) [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)**

**Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU**

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.



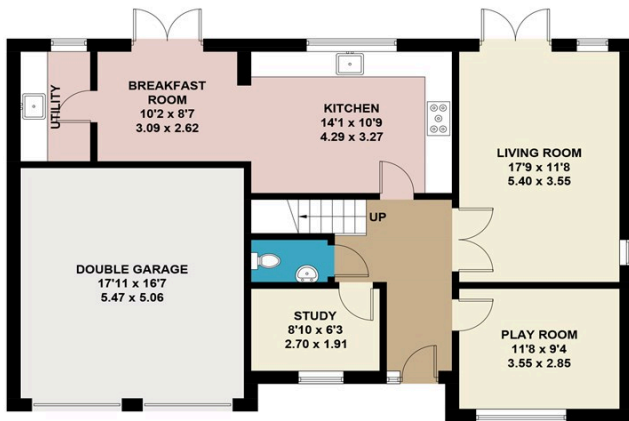




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		76
55-68 <b>D</b>	66	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Church Hams, Finchampstead

Approximate Gross Internal Area = 1918 sq ft / 178.2 sq m  
Double Garage = 291 sq ft / 27.0 sq m  
Total = 2209 sq ft / 205.2 sq m



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1065221)  
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy