MICHAEL HARDY
SALES & LETTING

Dellside, Dell Road,
Finchampstead,
Berkshire, RG40 3TD

OIEO £975,000 Freehold

This beautifully presented, detached four bedroom chalet has been extended by the current owners. The property comprises a large entrance hall, a dual aspect living room, and an open plan kitchen/diner with a utility room providing garden access. The ground floor also includes a cloakroom, three bedrooms, and two bathrooms. The first floor features an additional bedroom complete with an en suite shower room. Outside, the property benefits from a detached double garage and driveway parking for multiple vehicles.

- 1900 sq ft / 176.5 sq m (includes detached garage)
- Utility room
- Double garage and driveway parking
- Study
- Well maintained gardens
- Close to nearby countryside walks & good schools

The front features an open plan design with a generous driveway providing parking for multiple vehicles, alongside a neat lawn and mature shrubs. The detached double garage includes convenient side access from the garden. Gated side access leads to a secluded rear garden, which boasts a patio area perfect for entertaining, with the remainder laid to lawn and enclosed by secure timber fencing. The gardens are meticulously maintained throughout the year.

Finchampstead Village is set in the scenic countryside south of Wokingham, nestled between Fleet Hill, Finchampstead The Ridges, and Simon’s Wood (National Trust). It sits near the picturesque Wellingtonia Avenue, planted in 1869 as a monument to the 1st Duke of Wellington. The vibrant village community offers two public houses, a Church of England primary school, and a lovely park and sports ground. Excellent transport links include the A327 to Reading and Camberley, while Nine Mile Ride connects via Bracknell to the A329(M), M4, and M3.

Septic Tank. This is emptied once a year at a cost of c.£150.00. The vendor believes the septic tank complies with current building regulations although a survey will need to be conducted during the purchase process to confirm this to be correct.

NB: Photographs taken in 2023

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

Floorplan

Dell Road, Finchampstead, Wokingham

Approximate Area = 1900 sq ft / 176.5 sq m (includes garage)

For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Michael Hardy. REF: 1050585

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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.
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