MICHAEL HARDY
SALES & LETTING



10, Huntley Way,
Finchampstead,
Berkshire, RG40 4PU

**£600,000 Freehold**





This immaculately presented four bedroom semi detached house is set in a desirable cul-de-sac on the newly formed Finchwood Park development, close to local schools and a supermarket. The accommodation comprises an entrance hall, a spacious dual-aspect living room, a kitchen/dining room with a breakfast bar and French doors leading onto the rear garden, a utility room and a cloakroom. There are four first floor bedrooms, including a master bedroom with an en suite shower room, alongside a family bathroom. Outside, the generous rear garden is laid to lawn, and the property benefits from a detached garage and driveway parking for two vehicles in tandem.

- Presented in superb condition
- Impressive kitchen/dining room overlooking the garden
- Detached garage and driveway parking
- Spacious living room
- Cloakroom and utility room
- Close to popular schools and a supermarket

The rear garden is enclosed by wooden fencing and laid to lawn, with a patio across the rear of the house. Gated side access leads to the driveway, which provides parking for two cars in tandem. There is a detached garage with a remote-controlled roller door, light and power, and a glazed door providing access from the garden.

Huntley Way forms part of the Finchwood Park development, located in the sought after Finchampstead area of Wokingham. The development offers a modern community setting surrounded by attractive green spaces, with a range of local amenities and recreational facilities nearby. Finchampstead is particularly appealing to those looking for a balance between countryside and convenience, with woodland, open spaces and walking routes close by, while Wokingham town centre is easily accessible for its excellent range of shops, cafés, restaurants and leisure facilities. The area is also well positioned for access to local schools and transport links, with convenient road connections towards Reading, Bracknell and the M4.

There is an annual estate charge of c.£154.19 which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Council Tax Band: E
Local Authority: Wokingham Borough Council
Energy Performance Rating: A









# Floorplan

## Huntley Way, Finchampstead, Wokingham

Approximate Area = 1154 sq ft / 107.2 sq m
Garage = 237 sq ft / 22 sq m
Total = 1391 sq ft / 129.2 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Hardy. REF: 1534976


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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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