



17, Arnett Avenue  
Finchampstead  
Berkshire, RG40 4EG

**£425,000 Freehold**



This spacious three bedroom semi detached house is situated in a popular residential area close to local schools, shops and woodland walks. The accommodation comprises entrance hall, spacious living room, kitchen/dining room and cloakroom. There are three first floor bedrooms and a family bathroom. The property also benefits from a private rear garden and adjoining garage with ample driveway parking to the front.

- Offered with no chain
- Over 1000 sq ft of space
- Private rear garden
- Spacious living room
- Kitchen/dining room
- Close to local schools

The secluded rear garden is enclosed by wooden fencing and mature trees, laid mainly to lawn with stepping stones leading to the rear of the garden and an area of patio along the right boundary. There is gated side access leading to the front block paved and gravel driveway which provides parking for two large vehicles. There is an adjoining single garage with metal up and over door.

Arnett Avenue is an established residential area set off Gorse Ride North, there are local junior schools within walking distance and shops both on Barkham Ride and at California crossroads on Nine Mile Ride. Nearby is California Country Park a superb facility of approximately 100 acres of lowland heath and woodland. For the commuter the Nine Mile Ride gives access to Bracknell, the M3 and A329(M)/M4.

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





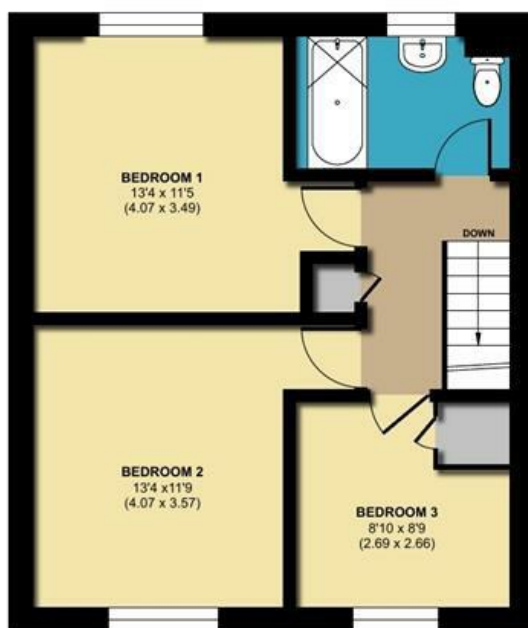
## Arnett Avenue, Finchampstead, Wokingham

Approximate Area = 932 sq ft / 86.5 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1090 sq ft / 101.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1448248

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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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