



**1a Avery Close  
Finchampstead  
Berkshire, RG40 3SQ**

**£695,000 Freehold**



This stunning detached chalet style bungalow with adaptable accommodation is set behind wooden gates in a highly desirable cul de sac location close to local shops and schools. The versatile ground floor features entrance hall, cloakroom, generous living room, fitted kitchen opens into a bright garden room, with an adjoining utility area for added convenience. The master bedroom benefits from a stylish en suite bathroom, while the additional reception rooms offer adaptability, with a dining room/bedroom three and a study/bedroom four to suit your lifestyle. A spiral staircase leads to the first floor where bedroom two offers en suite facilities. Outside there are well maintained gardens, adjoining garage and ample driveway parking at the front.

- NO ONWARD CHAIN
- Scope for three ground floor bedrooms
- Dual aspect living room
- Over 1900 Sq Ft
- Open plan kitchen/garden room
- Desirable setting close to shops

The well maintained gardens are laid mainly to lawn with mature conifer borders and well stocked shrub borders which host a variety of colourful flowers and plants. There is a path that wraps around the property and an area of patio with adjoining garage with door from the rear and electronically controlled up and over door. Gated side access leads to the block paved driveway which provides parking for numerous vehicles. The front garden is laid to lawn with Elaeagnus hedges which flank the drive set behind wooden gates.

Avery Close is a desirable cul de sac comprising Charles Church detached family homes which is set off Nine Mile Ride within a short walking distance of amenities include a doctors' surgery, chemist, dentists and a vets. Also close by are nursery schools and the FBC Centre, offering a wide range of facilities such as multi-purpose sports hall, café, library, children's centre and meeting spaces. There are bridle paths to California Country Park and walks through National Trust woodland. There is convenient access to the M3 and A329(M)/M4 via Bracknell.

There is an annual estate charge of c.£440.92 which covers the upkeep of the communal areas. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

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

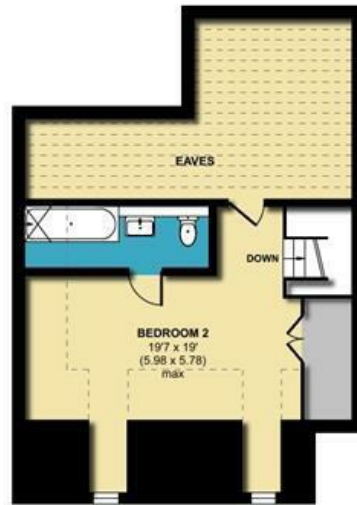




## Avery Close, Finchampstead, Wokingham

Approximate Area = 1518 sq ft / 141 sq m  
Limited Use Area(s) = 279 sq ft / 25.9 sq m  
Garage = 191 sq ft / 17.7 sq m  
Total = 1988 sq ft / 184.6 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1327849

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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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