MICHAEL HARDY
SALES & LETTING



2, Masdar Gardens,
Finchampstead,
Berkshire, RG40 4HQ

£750,000 Freehold





This smartly presented four bedroom detached family home is situated within a desirable gated development, conveniently located close to local schools and shops. The accommodation comprises an entrance hall, cloakroom, utility room, spacious living room and an impressive open plan kitchen/family room with French doors opening onto the private rear garden. On the first floor, there are four bedrooms, including a principal bedroom with a dressing room and en suite shower room. Outside, the property benefits from a private walled rear garden, laid mainly to lawn, together with an integral garage, driveway parking for two vehicles and EV charger.

- Desirable gated development
- Open plan kitchen/family room
- Private walled rear garden
- Spacious living room
- Smartly fitted kitchen
- Close to local shops and schools

The secluded, walled rear garden is laid mainly to lawn, with a patio area extending across the rear of the property, complemented by outside wall lighting and raised shrub borders. Gated side access leads to the front driveway, which provides parking for two vehicles, together with an integral garage.

Masdar Gardens is a desirable gated development situated just off Nine Mile Ride, approximately three miles south of the town centre. Nine Mile Ride runs from east to west and is characterised by a wide range of individual properties, many of which occupy generous plots.Local shops can be found at California Crossroads, while nearby Heath Ride provides access to delightful walks through National Trust woodland. For commuters, both the M3 and A329(M)/M4 are easily accessible via Bracknell.

There is an annual estate charge of c.£600.00 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: F
Local Authority: Wokingham Borough Council
Energy Performance Rating: C





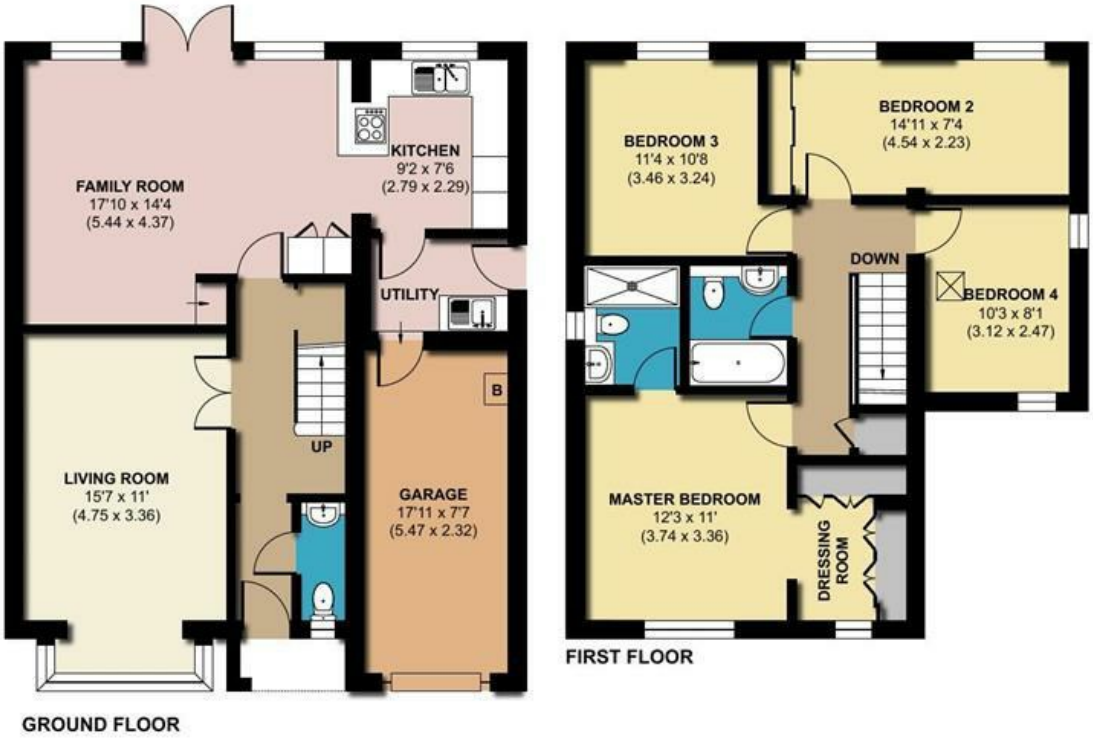

PANCAKES?
FIRST I DRINK THE COFFEE THEN I DO THE THINGS
HOT



Floorplan

Masdar Gardens, Finchampstead, Wokingham

Approximate Area = 1388 sq ft / 128.9 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1526 sq ft / 141.7 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: 1546950

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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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