MICHAEL HARDY
SALES & LETTING

12, Millet Road,
Wokingham,
Berkshire, RG40 4BG

£539,950 Freehold

Built in 2024 and positioned within the sought after Finchwood Park development, this beautifully presented three bedroom detached family home offers a refined and thoughtfully arranged interior, designed around the demands of modern family life. The ground floor is centred around an impressive kitchen dining room extending to over 18ft, creating a natural space for everyday dining and entertaining. There is also a separate living room with bi fold doors providing a more relaxed setting, while the dedicated study is ideal for home working and a cloakroom completes the ground floor. Upstairs are three well proportioned double bedrooms and two bathrooms. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

- Separate living room with bi fold door
- Three well proportioned double bedrooms
- Dedicated study and cloakroom
- 18ft kitchen/dining room
- Principal bedroom with en suite shower room
- Detached garage with driveway parking

The property benefits from a detached garage with driveway parking, providing excellent parking and storage. There is a large rear garden and has lots of space for entertaining and family life, with access from the living accommodation.

Millet Road forms part of Finchwood Park, a thoughtfully designed modern development surrounded by open green spaces and countryside on the outskirts of Finchampstead. The development has been created with a strong sense of community, incorporating green spaces, walking routes and play areas, while nearby Finchampstead and Wokingham provide a wide range of shops, cafés, restaurants and leisure facilities. The area is well placed for highly regarded local schools and offers convenient road connections to the A329(M), M3 and M4, with rail services available from Wokingham and nearby Crowthorne.

There is an annual estate charge of c.£TBC 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.

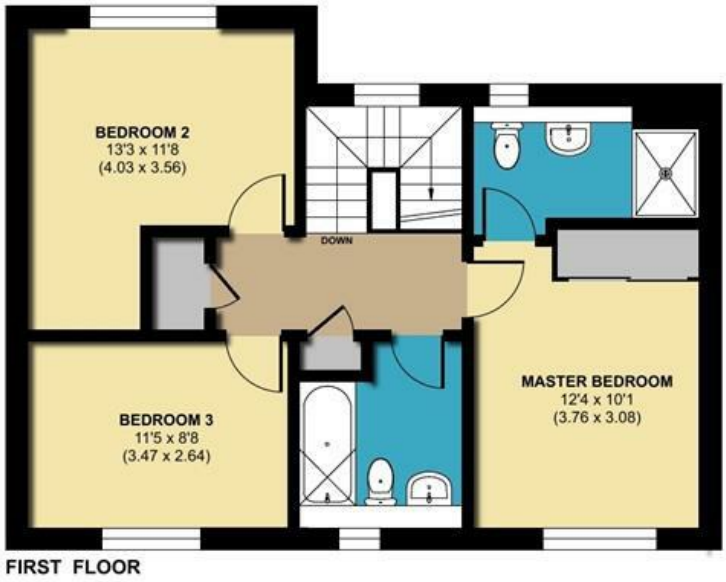
NB: Cala Homes are able to offer up to £2,000 towards the purchaser's legal fees subject to terms and conditions (T's and C's are subject to the buyer using our recommended solicitors).

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

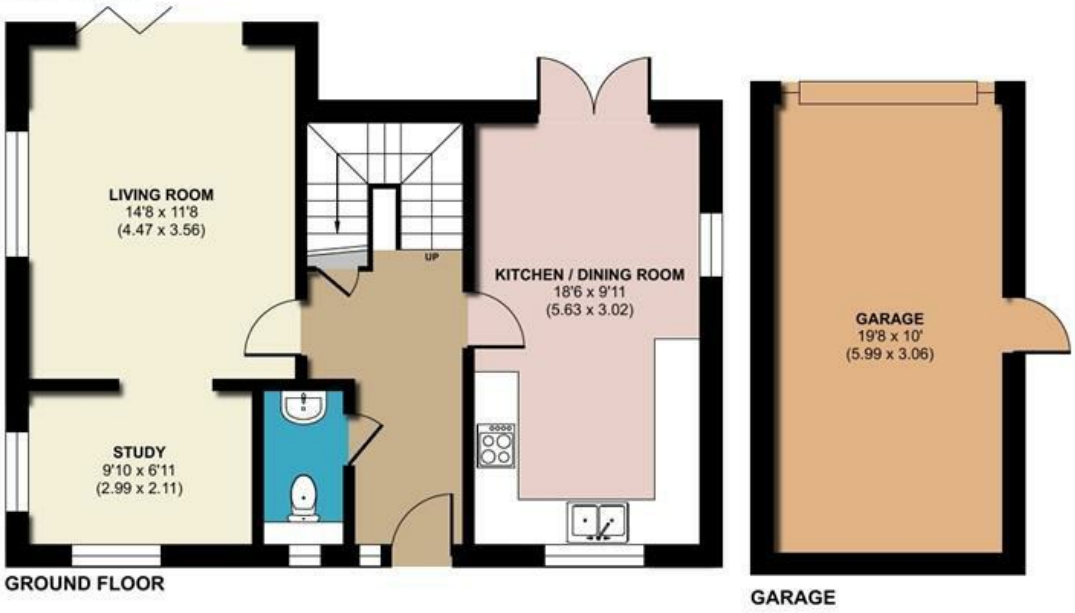
Floorplan

Millet Road, Finchwood Park, Wokingham

Approximate Area = 1166 sq ft / 108.3 sq m
Garage = 197 sq ft / 18.3 sq m
Total = 1363 sq ft / 126.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

GARAGE

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: 1492698

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776
properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999
crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

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.
Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303