



113a, Nine Mile Ride
Finchampstead
Berkshire, RG40 4HX

OIEO £600,000 Freehold



This spacious four bedroom detached chalet bungalow is situated in a desirable non estate location. The versatile ground floor accommodation comprises spacious living room, fitted kitchen/dining room, family room and bathroom with shower cubicle. There are two first floor bedrooms with en suite facilities. The property will benefit from further improvements .

- Offered with no chain
- Master bedroom with en suite shower room
- Over 1600 sq ft of space
- Living room with patio doors to garden
- Ground floor bathroom
- Scope to extend SSTP

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

The rear garden is enclosed by wooden fencing laid mainly to lawn with an area of patio across the rear of the property. There are mature shrub borders with conifers along the rear boundary and a tandem garage at the side with a store in. The front gravel driveway provides parking for numerous vehicles set behind fencing along the front with lamppost lighting in front of the property.

Nine Mile Ride comprises a variety of individual properties on generous plots in an area served by various schools. Amenities within a short walking distance 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.





Nine Mile Ride, Finchampstead, Wokingham

Approximate Area = 1473 sq ft / 136.8 sq m (excludes garage & store)

Limited Use Area(s) = 146 sq ft / 13.5 sq m

Total = 1619 sq ft / 150.3 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 2024. Produced for Michael Hardy. REF: 1213936

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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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