MICHAEL HARDY
SALES & LETTING

30, Woodlark Way
Wokingham
Berkshire, RG40 4BY

**£400,000 Freehold**

Situated on Woodlark Way within the sought after Finchwood Park development, this beautifully presented two bedroom home was completed in 2024 and offers stylish, contemporary living throughout. The ground floor features a modern kitchen/diner fitted with integrated appliances, alongside a separate living room showcasing a sleek media wall and bi folding doors opening onto the rear garden. Upstairs, the property offers two well proportioned bedrooms, with the principal bedroom benefiting from a modern en suite shower room, as well as a contemporary family bathroom. All accommodation is finished to an excellent standard, making this an ideal home for first time buyers, professionals, or downsizers alike.

- Built in 2024
- Dual aspect open plan Kitchen/Diner
- Driveway for 2 cars with EV charging
- Two Double Bedrooms
- Large Rear Garden
- Close to Bohunt School

Externally the property benefits from one of the largest rear gardens on the road, creating an exceptional outdoor space, complemented by driveway parking for two vehicles and the added benefit of an electric vehicle charging point.

Situated in Arborfield, Finchwood Park is surrounded by attractive green spaces and benefits from a range of local amenities, including a newly opened Sainsbury's. The area is well served by highly regarded schools, including Bohunt Secondary School. Whilst excellent transport links provide convenient access to Reading and Wokingham.

Annual Estate charge: The vendor has informed us that there is no estate charge for this property, this will need to be verified through your solicitor, as part of the conveyancing process.

*Cala Homes are able to offer up to £2,000 towards the purchaser/s legal fees, subject to the purchaser/s using Cala's recommended solicitors (Subject to terms & conditions)

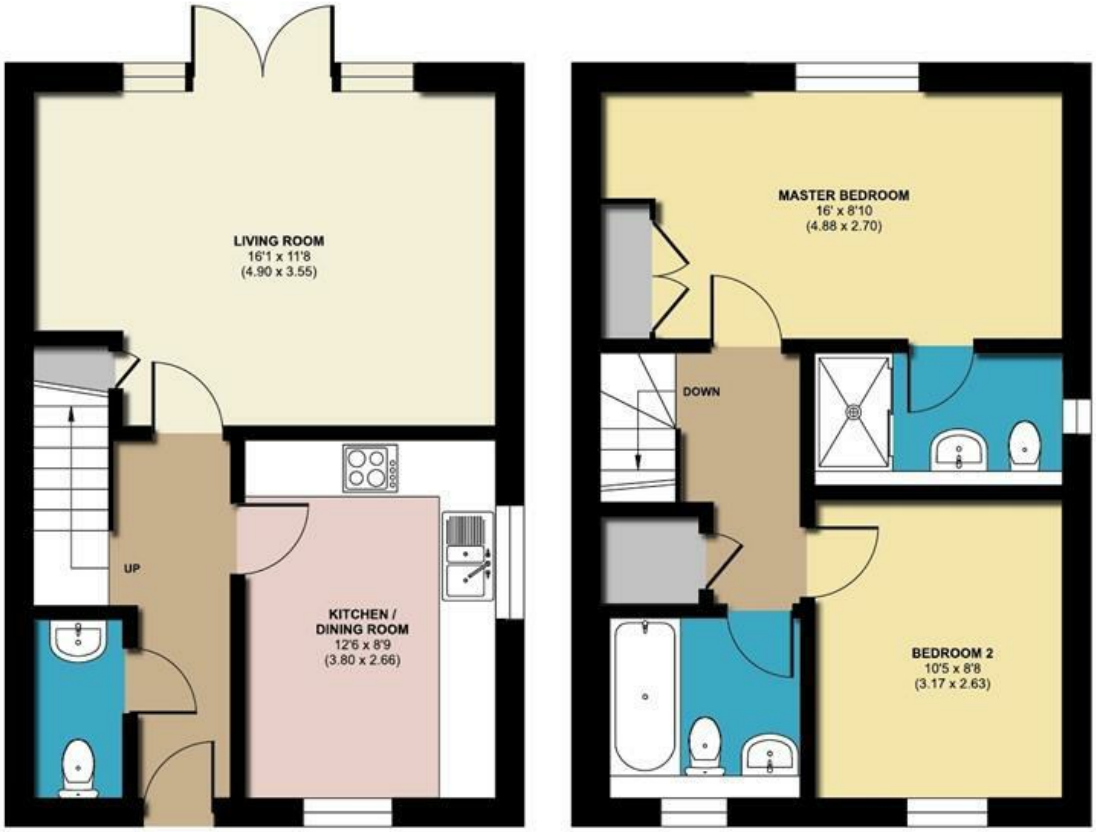
Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: B

# Floorplan

## Woodlark Way, Finchwood Park, Wokingham

Approximate Area = 790 sq ft / 73.3 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 2026. Produced for Michael Hardy. REF: 1422987

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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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