



21, Waverley Way,
Finchampstead,
Berkshire, RG40 4YD

£440,000 Freehold



This spacious three bedroom link detached family home is set in a desirable location close to local shops, schools and woodland walks. The well presented accommodation comprises an open plan living and dining room with a fitted kitchen, a cloakroom and a conservatory leading onto the rear garden. There are three first floor bedrooms and a family bathroom. Outside there is a private rear garden, an adjoining single garage and driveway parking at the front.

- Offered with no onward chain
- Cloakroom
- Private rear garden
- Impressive open plan living and dining room
- Double glazed conservatory
- Close to local schools and shops

The rear garden is enclosed by wooden fencing and laid mainly to lawn with a mature bank of conifer trees creating privacy along the rear boundary. There are well stocked shrub borders and a patio at the rear of the house. A glazed door leads into the adjoining garage which has an up and over door to the front. The front driveway provides off road parking with a front lawn and colourful plants.

Waverley Way is a desirable residential location because of its close proximity to local shops and the renowned Waverley Prep School and Nursery. A selection of woodland walks are nearby via California Country Park and the property is located within easy walking distance of Sand Martins Golf Club. Wokingham town centre is approximately 30 minutes away within walking distance. There is access via Bracknell to the M3 motorway and the A329M and M4 can be easily accessed.

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





Waverley Way, Wokingham

Approximate Area = 854 sq ft / 79.3 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 990 sq ft / 91.9 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). © nitchecom 2026. Produced for Michael Hardy. REF: 1493537

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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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