



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

23b, Pine Drive, Finchampstead, Berkshire, RG40 3LD

£730,000
Freehold

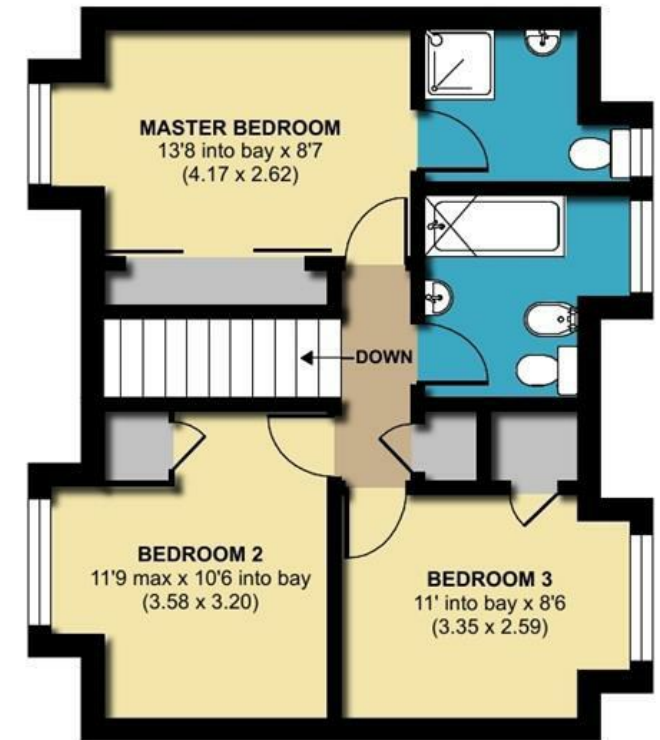
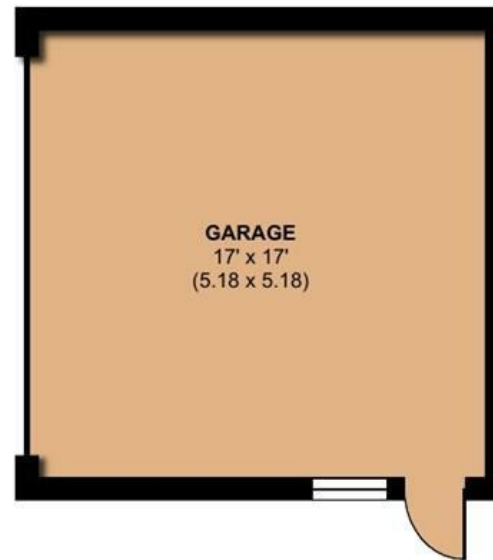
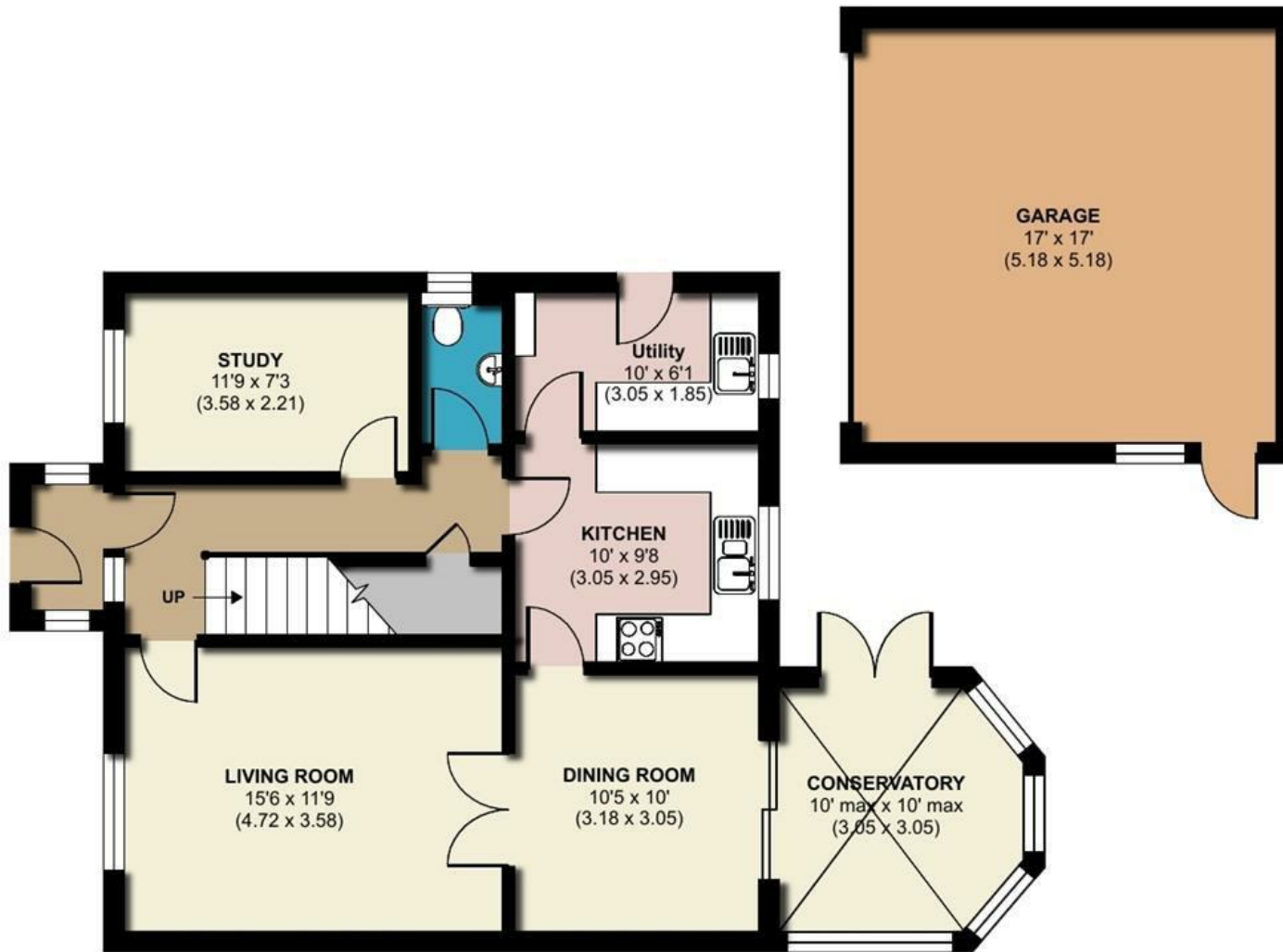
Pine Drive, Finchampstead, Wokingham

Approximate Area = 1314 sq ft / 122.1 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 1603 sq ft / 148.9 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



This immaculate detached family home is set in a desirable secluded location within easy reach of local schools, shops and California Country Park. The beautifully presented ground floor accommodation comprises a separate dining room, leading to the conservatory, living room, a study, kitchen and utility. On the first floor there are three bedrooms, one with an ensuite shower room and a family bathroom.

- Beautifully presented family home
- Utility room
- Conservatory
- Double garage
- Secluded garden

Situation

Pine Drive is a delightful road of individual properties and forms part of a desirable and well established residential area. There are local shops at California crossroads on the Nine Mile Ride with Wokingham and its train station about 2.5 miles distant. Both the M3 and A329(M)/M4 can be accessed via Bracknell.

Outside

The beautifully landscaped, east facing rear garden is enclosed by wooden fencing and is laid to lawn with a variety of mature plants and trees. There is an area of patio beside the conservatory and a path leading to a further paved area. In the other corner you will find another seating area beneath a pergola. The gated side access leads to stunning front garden, a double garage as well as a driveway with parking for several vehicles.

Energy Performance Rating

C

Council Tax Band

F

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham and follow Finchampstead Road for approximately 1.1 miles. Turn right at the Think Ford roundabout and continue along Finchampstead Road taking the second left into Pine Drive. The property is accessed via a driveway on the left hand side marked no. 23b.



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Ref: 15138885 | Folio: A4185 | 23rd May 2022

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N.B. Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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