



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

84, Reading Road, Finchampstead, Berkshire, RG40 4RA

£1,100,000
Freehold

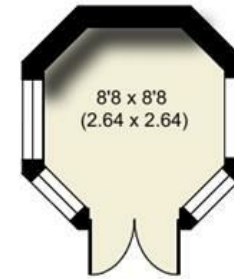
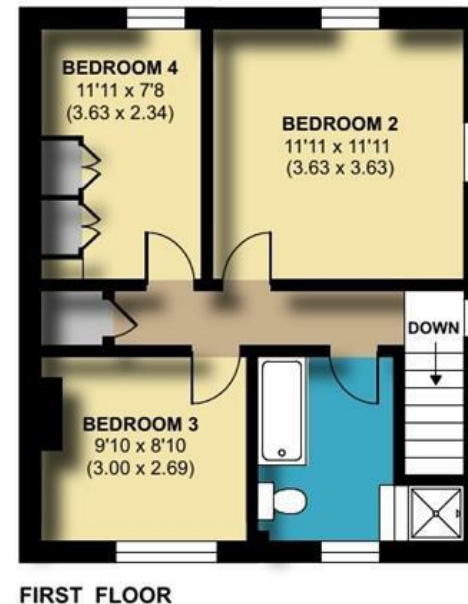
Reading Road, Finchampstead, Wokingham

Approximate Area = 2475 sq ft / 229 sq m (includes double garage)

Outbuilding = 370 sq ft / 34.4 sq m

Total = 2845 sq ft / 264.3 sq m

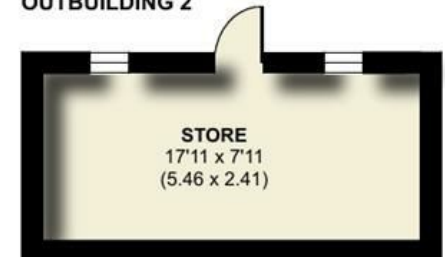
For identification only - Not to scale



OUTBUILDING 3



OUTBUILDING 2



OUTBUILDING 1



This spacious four bedroom detached family home is set in a desirable non estate location on a generous, private plot. The well presented accommodation comprises entrance hall, living room with adjoining sitting room, dining room with patio doors leading onto the rear garden, gallyed kitchen and snug. There is a double bedroom with en suite facilities on the ground floor with three bedrooms and family bathroom on the first floor with well stocked rear gardens and attached double garage on the side.

- Versatile extended character property
- Over 2400 Sq Ft of accommodation
- 0.31 of an acre plot
- Annexe potential
- Three first floor bedrooms
- Stunning rear garden

Situation

Conveniently positioned on the Eversley and Finchampstead borders the property benefits from easy access to neighbouring towns and villages Wokingham, Eversley, Yateley and the larger town of Reading. Despite enjoying a semi-rural location the property benefits from easy access to the M3, M4 and A329(M) motorways and good local schools at all levels.

Outside

The well stocked rear garden is enclosed by wooden fencing and laid mainly to lawn with a variety of mature fruit trees, evergreen hedge and shrub borders. There is a shed, greenhouse and summerhouse with an area of patio across the rear of the house. The adjoining double garage has a glazed door from the garden and up and over door at the front. The gated side access leads to the front pea shingled driveway which provides parking for numerous vehicles. The front garden is laid to lawn with a larger fir tree, hedge and fence borders with a five bar gate at the front.

Energy Performance Rating

D

Council Tax Band

G

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Barkham Road, continue out onto Langley Common Road and on reaching the mini roundabout proceed onto the A327 (Reading Road). Pass the junction of Park Lane and New Mill Road where the property will be found a short distance on the left hand side.



Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk



www.michael-hardy.co.uk

Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

crowthorne@michael-hardy.co.uk

Ref: 16530762 | Folio: A5154 | 1st April 2022

**Platinum
Trusted
Service
Award**

For consistently
delivering excellence
★★★★★
2022 feefo

[/michaelhardestateagent](https://www.facebook.com/michaelhardestateagent)

[@MichaelHardy_](https://www.instagram.com/MichaelHardy_)

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, complied 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