



7, Heather Close  
Finchampstead  
Berkshire, RG40 4PX

**OIEO £525,000 Freehold**





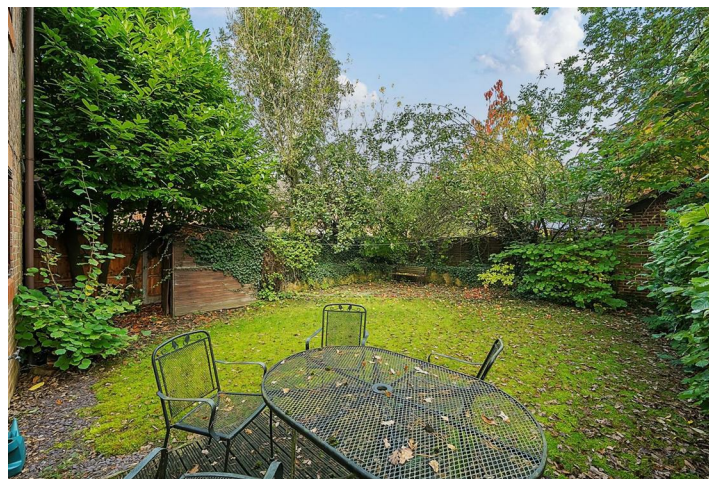
The current owners have well maintained this beautifully presented detached four-bedroom family home. The property comprises an entrance hall with understairs storage and a cloakroom, a living room with feature fireplace, a dining room with sliding doors out to the garden, a kitchen that has internal access to the garage. To the first floor there are four bedrooms and two bathrooms with the master bedroom suite having an en suite shower room and a built-in wardrobe.

- 1195 Sq Ft / 111 Sq m (includes attached garage)
- Two bathrooms
- Garage and driveway parking
- Four bedrooms
- Private garden
- Close to nearby countryside walks & good schools

The front is open plan with driveway parking for four vehicles with the remainder laid out as lawn and mature shrubs. There is a garage which has side access from the garden and internal access from the kitchen. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing.

Heather Close is part of a sought-after development mostly built by Miller and Pelham Homes in the mid 1980's. California Country Park is adjacent which comprises 100 acres of countryside with delightful walks. There are local shops on Barkham Ride and at California crossroads. For the commuter, the M3 and A329(M)/M4 can be accessed via the Nine Mile Ride and Bracknell.

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









## Heather Close, Finchampstead, Wokingham

Approximate Area = 1195 sq ft / 111 sq m (includes attached garage)

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: 1204118

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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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