

HUNTERS®

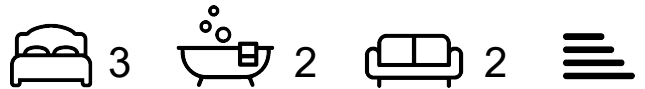
HERE TO GET *you* THERE



Park Lane

Finchampstead, Wokingham, RG40 4PY

£1,200,000



Tucked away at the end of a private lane, this exceptional property offers a rare combination of privacy, space and versatility, all set within approximately 1.2 acres in the sought-after area of Finchampstead.

Approached away from the road, the property enjoys a wonderfully secluded setting, while still being conveniently positioned for easy access to both Reading and Wokingham. The generous grounds provide an excellent opportunity for those looking for additional land, outdoor space or potential equestrian use, with the possibility of creating paddocks subject to the necessary requirements.

The modern bungalow has been exceptionally well maintained and is presented in excellent condition throughout. Recent improvements include new flooring and fresh decoration, creating a clean, contemporary and immediately welcoming home.

Currently configured as a two-bedroom property, there is significant potential to increase the accommodation. A staircase already provides access to the first floor, where two further rooms have been created and are ready for windows to be installed, offering the potential to transform the property into a four-bedroom home, subject to the appropriate permissions and building regulations.



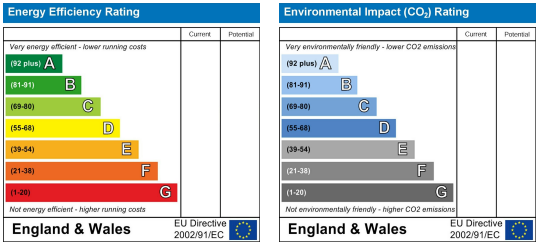
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.