



3 MARYLAND, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4PB
£585,000 FREEHOLD

THIS HIGHLY SOUGHT-AFTER FOUR-BEDROOM DETACHED FAMILY HOME IS SITUATED IN A DESIRABLE DEVELOPMENT IN FINCHAMPSTEAD, OFFERING SPACIOUS AND WELL-BALANCED ACCOMMODATION THROUGHOUT.

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DESCRIPTION:

The ground floor provides excellent living space, featuring a large living room, a dining room, a well-appointed kitchen/breakfast room, and a convenient cloakroom.

To the first floor, the property comprises four well-proportioned bedrooms, including a generous principal bedroom with en suite, alongside a modern family bathroom.

To the front, a driveway provides off-road parking and leads to the integral single garage. The rear garden is a particular feature, offering a generous, private, and enclosed space mainly laid to lawn, complemented by mature flowers, shrubs, and trees. The garden is enclosed by close-board panel fencing and benefits from gated side access, making it ideal for families and outdoor entertaining.

Ideally positioned to the south of Wokingham, the property enjoys a prime Finchampstead setting, close to highly regarded local schools and within walking distance of a variety of shops and restaurants. Wokingham town centre is just a short distance away, offering an excellent range of amenities including supermarkets, leisure facilities, and a mainline railway station. The property also falls within sought-after school catchments, and very popular FBC centre is nearby.

AT A GLANCE

- NO ONWARD CHAIN
- Four bedroom detached family home
- Good school catchment areas
- En suite & family bathroom
- Two separate reception rooms
- Kitchen & cloakroom
- Garage & driveway parking
- Ultra fast Broadband 1000Mbps
- Satellite/Fibre TV Available with BT & Sky
- Mobile Coverage with EE, Vodafone, Three & O2

Tenure: Freehold

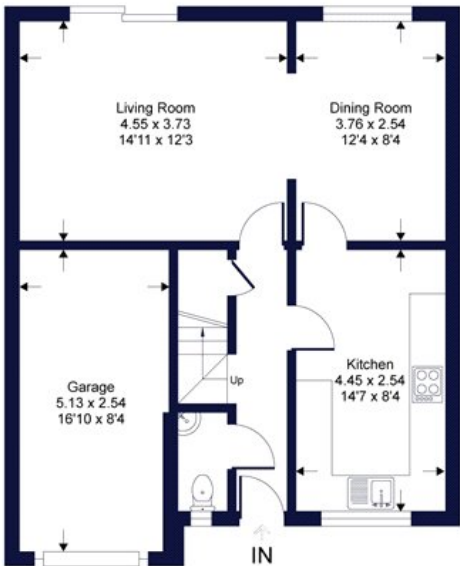
Council Tax Band: E



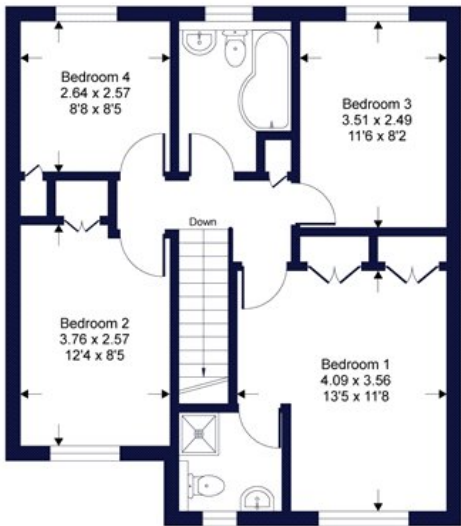
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Approximate Gross Internal Area = 105.2 sq m / 1133 sq ft
Approximate Garage Internal Area = 13 sq m / 140 sq ft
Approximate Total Internal Area = 118.2 sq m / 1273 sq ft



Ground Floor / Garage = 60.9 sqm / 656 sqft



First Floor = 57.3 sqm / 617 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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