



25 CAMBRIAN WAY, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3JF
£525,000 FREEHOLD

SET IN A SOUGHT-AFTER CUL-DE-SAC TO THE SOUTH OF WOKINGHAM TOWN CENTRE, THIS BEAUTIFULLY PRESENTED AND EXTENDED FOUR-BEDROOM SEMI-DETACHED HOME OFFERS A PERFECT BALANCE OF CHARACTER AND PRACTICALITY. FEATURING SPACIOUS LIVING AREAS, A PRIVATE REAR GARDEN, AND CONVENIENT ACCESS TO LOCAL AMENITIES, IT'S AN IDEAL CHOICE FOR FAMILIES OR PROFESSIONALS.

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DESCRIPTION:

Set in a sought-after cul-de-sac to the south of Wokingham town centre, this beautifully presented and extended four-bedroom semi-detached home offers a perfect balance of character and practicality. Featuring spacious living areas, a private rear garden, and convenient access to local amenities, it's an ideal choice for families or professionals.

The entrance hall leads into a welcoming living room which has been extended where French doors open onto the private rear garden, and Velux windows create a bright and airy feel. A separate dining room provides additional entertaining space, while the well-equipped fitted kitchen offers plenty of storage and workspace. A convenient cloakroom completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, all offering comfortable accommodation for family members or guests. A family bathroom serves the bedrooms, providing both practicality and comfort.

The rear garden is designed for low maintenance, enclosed by fencing and featuring a selection of mature shrubs. A useful shed provides additional storage, making it a practical and manageable outdoor space. There is access from both the living room and garage. The front garden is neatly maintained with a hedge borders and provides off road parking for one vehicle.

Cambrian Way is a quiet cul-de-sac approximately 2 miles from Wokingham town centre, with everyday shopping needs met at California Crossroads and a nearby Tesco supermarket. Well-regarded junior and secondary schools are within easy reach. Excellent transport links include direct rail services to Waterloo and Paddington from Wokingham and Twyford stations, as well as convenient access to the M4 and M3 motorways.

AT A GLANCE

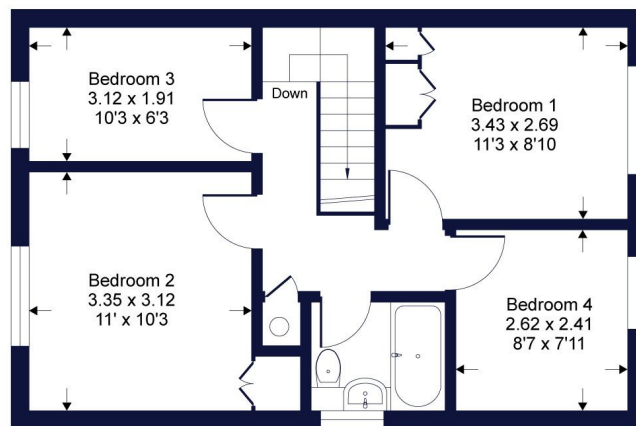
- NO ONWARD CHAIN
- Four Bedroom Semi Detached Home
- Light and Airy Extended Living Room
- Kitchen
- Separate Dining Room/Playroom
- Four Bedrooms
- Low Maintenance Rear Garden
- Parking & Garage
- Desirable Finchampstead Location
- Ultrafast broadband 1000Mbps
- Mobile coverage EE, Vodafone, Three and O2
- Satellite/Fibre TV available BT & Sky



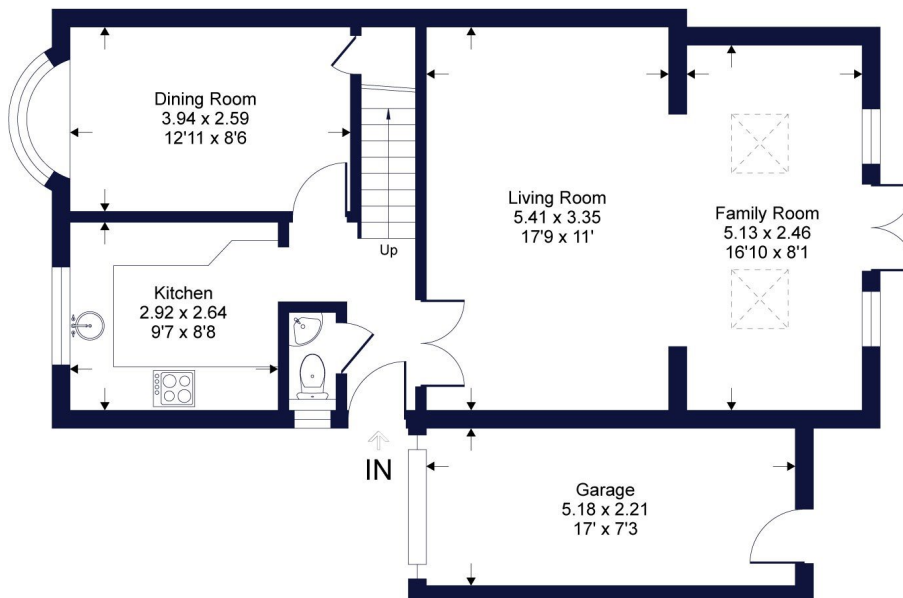
Cambrian Way

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Approximate Gross Internal Area = 105.1 sq m / 1132 sq ft
Approximate Garage Internal Area = 11.4 sq m / 123 sq ft
Approximate Total Internal Area = 116.5 sq m / 1255 sq ft



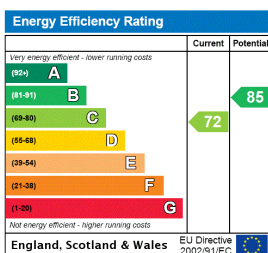
First Floor = 45.2 sqm / 487 sqft



Ground Floor = 59.9 sqm / 645 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.



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