



23 TICKENOR DRIVE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4UD  
**£635,000 FREEHOLD**

**AN IMMACULATE FOUR BEDROOM HOME LOCATED ON  
 THE FERNLEA DEVELOPMENT, A POPULAR CHOICE OF  
 LOCATION FOR FAMILIES**

**Winkworth**

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## DESCRIPTION:

An immaculate four bedroom home located on the Fernlea development, a popular choice of location for families. Whilst benefitting from excellent sized rooms associated with properties of this era, this home genuinely is so well presented it has that 'New Home' feel to it. One of the most popular designs, this property features a spacious master bedroom with re-fitted en-suite shower room, three further good sized bedrooms and a similarly refitted bathroom.

The downstairs is equally impressive featuring a large living room across the back of the house, a dining room, family room and the stunning kitchen/breakfast room transformed with high gloss white cabinets and integrated appliances. There is also a single garage and driveway parking with a neat lawn to the front.

The manicured rear garden features two paved terraces to ensure that you can catch the sun throughout the day and a shaped lawn, all enclosed with 6ft panel fencing.

## AT A GLANCE

- Immaculate presentation
- Extended family home
- Four generous bedrooms
- Refitted family bathroom and en suite
- Three separate reception rooms
- Transformed kitchen/breakfast room
- Manicured gardens
- Garage and driveway parking
- Council tax band E Wokingham
- Satellite / Fibre TV available with BT, Virgin & Sky
- All mains services
- Ultrafast broadband 1000 Mbps



# Tickenor Drive

Approximate Gross Internal Area = 138.5 sq m / 1492 sq ft  
(Including Garage)

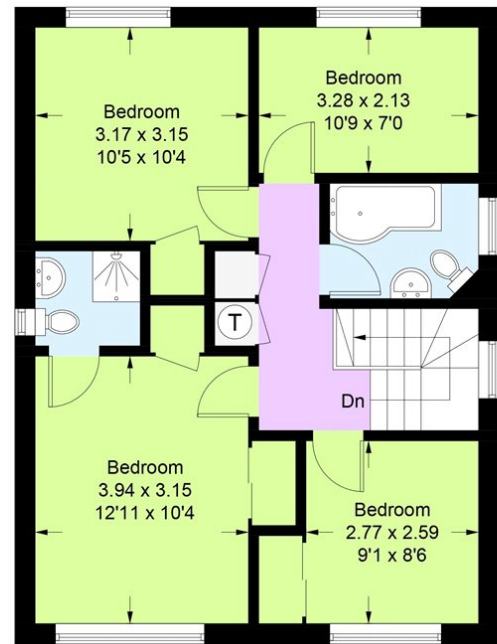
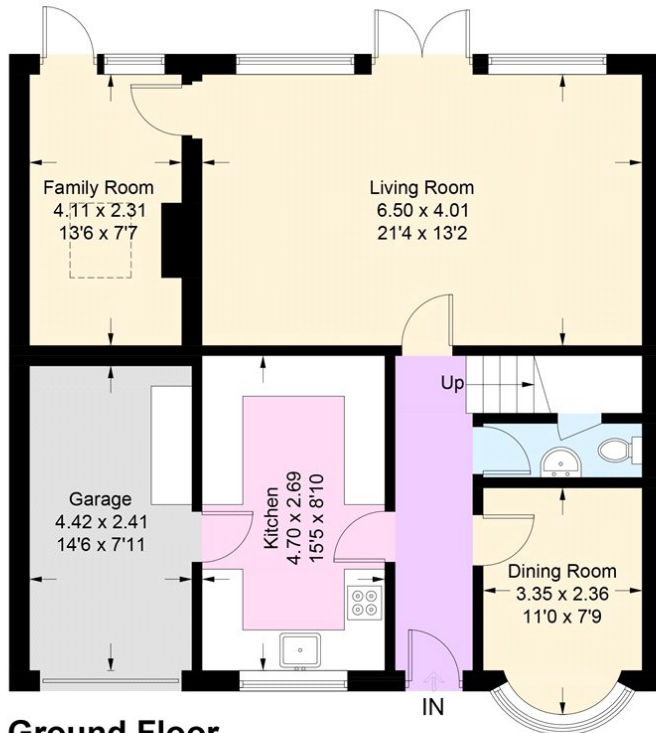


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID978605)

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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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