



97A FOXCOTE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3PG
£525,000 FREEHOLD

**A WONDERFUL THREE/FOUR BEDROOM DETACHED CHALET
BUNGALOW LOCATED ON THIS EVER POPULAR ROAD AND
OFFERED TO THE MARKET WITH NO ONWARD CHAIN.**

Winkworth

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

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DESCRIPTION:

Making your way through the front door the porch provides more than adequate space to remove your shoes and coats before making your way into the rest of the property. To the ground floor you'll find a large living room which leads out to a conservatory, the kitchen, a ground floor bedroom/office and finally a cloakroom.

Upstairs you have a large master bedroom with a built in shower cubicle, the family bathroom and two more bedrooms.

Outside there is a beautiful and mature front garden with access to driveway parking for 2 cars and a single garage. The rear garden is as well looked after as the front and provides a great space to enjoy the summer months.

The whole property has been well loved over the years and is in need of some modernisation to bring it back up to modern living standards. If you are wanting a property in a truly fantastic location that you can put your own stamp on, then this is the property for you.

Foxcote is located in Finchampstead, within walking distance to shops, pharmacies, Finchampstead doctors surgery and schools. Finchampstead is also home to some fantastic walks, many of which you can access from your front door. California Country Park and the FBC centre provides a great place to meet up for all ages. You are also a short distance from Wokingham town centre and train station for those needing to commute to London. All of this makes it an ideal place to raise children, retire to or buy your next home.

Please note: The property is undergoing assessment for structural movement. Please contact the estate agent for more information.

AT A GLANCE

- NO ONWARD CHAIN
- Priced to sell
- 3/4 bedroom detached chalet
- Sought after location
- Potential to extend, subject to planning
- Garage and parking
- Council tax band E Wokingham
- Broadband 1000Mbps
- Satellite/Fibre TV available BT & Sky
- Mobile coverage EE, Vodafone, Three and O2



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Approximate Gross Internal Area = 110.8 sq m / 1193 sq ft
Approximate Garage Internal Area = 13.1 sq m / 142 sq ft
Approximate Total Internal Area = 123.9 sq m / 1335 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F		40	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
			

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