

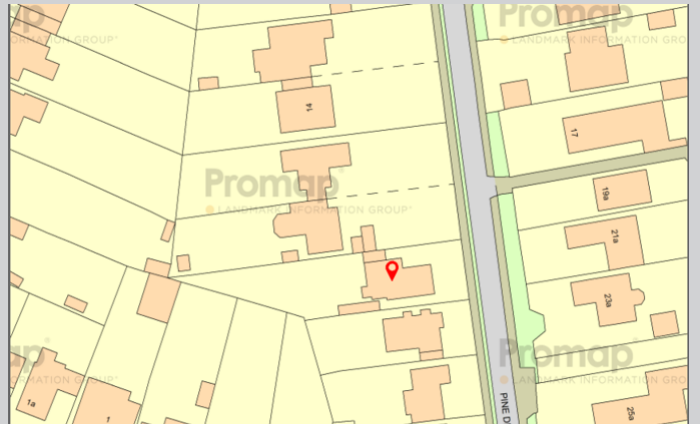
## 20, Pine Drive Wokingham RG40 3LE



Offered to the market with no onward chain, a detached bungalow set in a non-estate location to the south of Wokingham town in the rural area of Finchampstead. The 1,387 sq ft of accommodation provides for an ideal project and comprises an entrance hallway, dual aspect 'L' shaped living/dining room leading to the kitchen with a further study area. There is a master bedroom with ensuite shower room, two further good size bedrooms and a family bathroom with separate w.c. The bungalow is set on a mature plot with a private, westerly aspect rear garden extending to c.150' at the maximum point. The front is mainly low maintenance offering parking for two or three vehicles with gated side access leading to further parking and a single garage with additional workshop facility or potential home office behind. The property is presented in a clean and tidy condition but will require some updating and has an EPC rating of D. For more detailed material property information please click on the various brochure links.


### Offers In Excess Of £650,000 Freehold









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

## Pine Drive, Wokingham, RG40

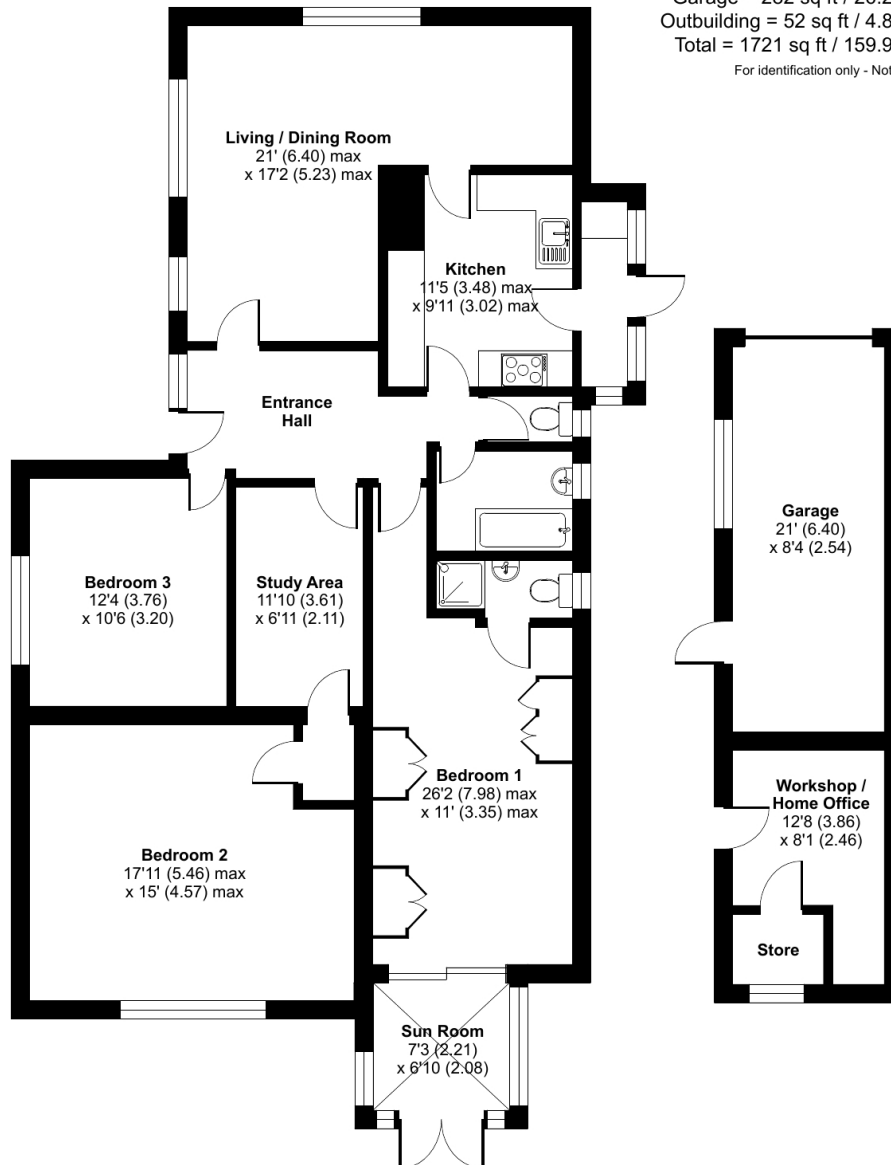
Approximate Area = 1387 sq ft / 128.9 sq m

Garage = 282 sq ft / 26.2 sq m

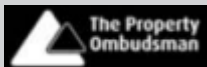
Outbuilding = 52 sq ft / 4.8 sq m

Total = 1721 sq ft / 159.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Mark Rath Residential. REF: 1230387



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.