

94a, Finchampstead Road Wokingham RG40 2NT



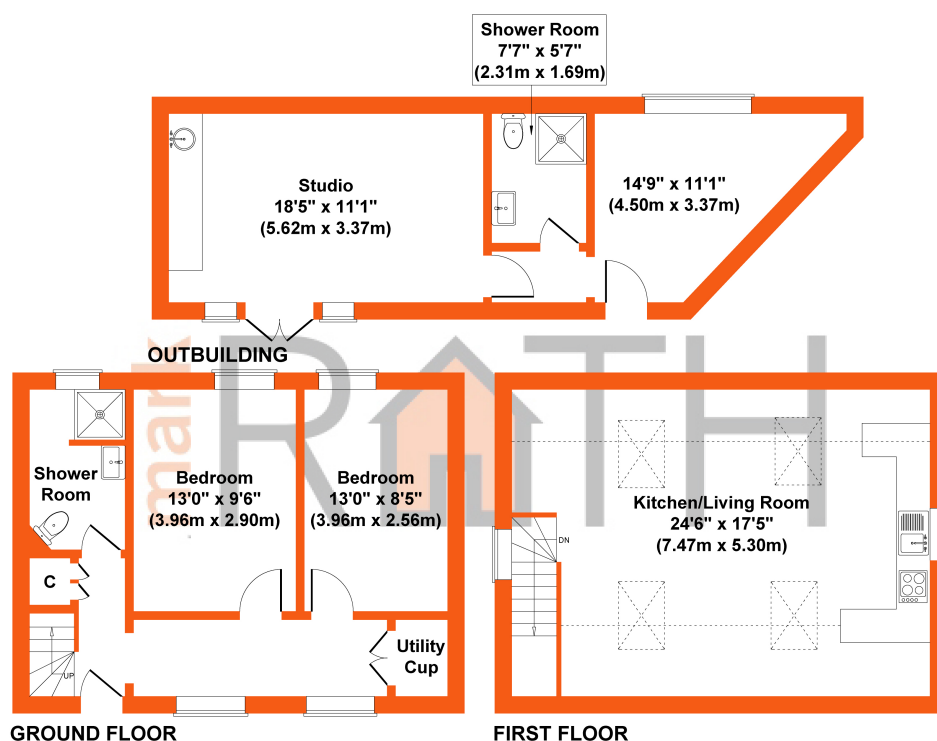
A highly individual detached property with separate detached studio/outbuilding. Located set back from the main road properties, an individual detached home c.2/3 of a mile to the Wokingham Market Place and the mainline rail station. The combined 1,272 sq ft of accommodation provides versatile living and usage. The main property is of an 'upside down' design whereby upon entering through the front door into the entrance hall there are two double bedrooms and a modern shower room plus a utility/storage cupboard. Stairs to the first floor which provides for a spacious open plan living/kitchen/dining room with skylight windows. The property has double glazing, gas radiator heating and attracts an excellent EPC rating of C. The separate outbuilding provides multipurpose usage comprising a large c.18' x 11' reception room, shower room and further storage room. The outside area is low maintenance and there is parking for up to three vehicles. For more detailed material property information please click on the various brochure links.

£390,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Approx. Gross Internal Floor Area 1272 sq. ft. (118.2 sq. m.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by The Plan Portal 2025



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.