

16, Acre Drive Wokingham RG40 4AR



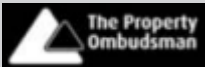
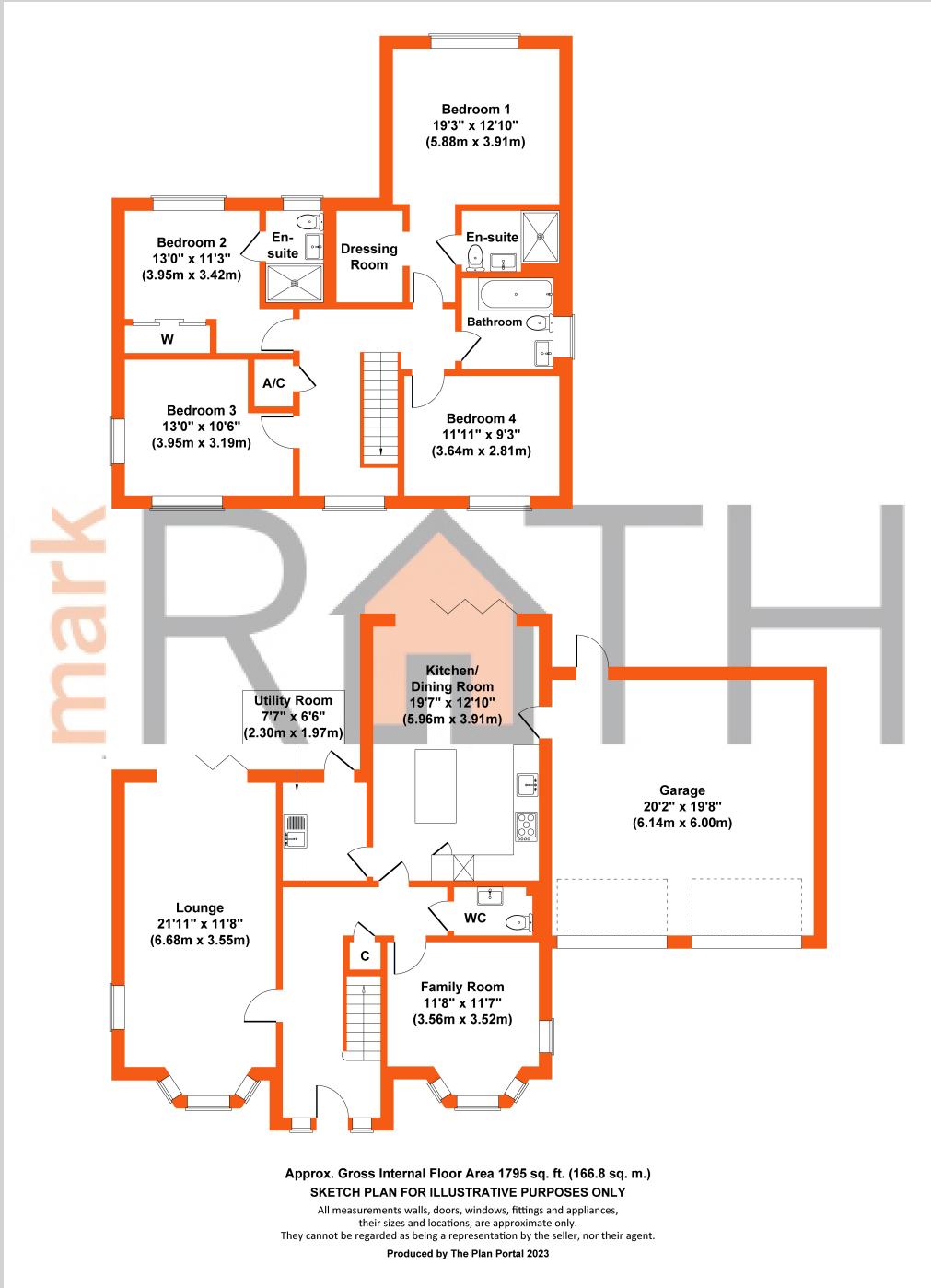
Spacious and beautifully presented, energy efficient home with a lovely, quiet woodland outlook. Occupying one of the largest plots, with a great sized east/southeast facing, landscaped rear garden. Accommodation amounts to 1795 sq ft/167 sq. m. Ground floor comprises entrance hall with under stairs cupboard and cloakroom, triple aspect living room with bifold doors overlooking the rear garden, family/dining room/study, 19ft kitchen/breakfast/dining room with bifold doors, utility room and useful internal access to the double garage with POD EV car charger and NHBC warranty. Generous sized main bedroom with en-suite shower room and walk-in wardrobe, guest bedroom with en-suite shower room and two further double bedrooms both served by a luxury family bathroom. Ultrafast fibre 360mb broadband and ethernet cabling. Finchwood Park is a short walk from the Bohunt Secondary School, soon to open Sainsburys and excellent primary schools in the vicinity, surrounded by 140 acres of green open space. A neighbourhood village centre is expected to be built a 5 minute walk away in 2024 which includes a supermarket, community centre, nursery, allotments, sport facilities and shops. Annual service charge for the upkeep of communal areas currently estimated at a rate of £223.81 but yet to be collected.

£850,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	85	
(69-80)	C		
(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



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.