



8 Roycroft Lane, Finchampstead, Wokingham, Berkshire. RG40 4HW.
£1,195

- 2 Bed Semi-Detached House
- Double Bedrooms
- Close to California Country Park
- Acces to both M3 & A329 (M)
- Good Ofsted Rated Schools Local
- Garage & Off Street Parking
- Unfurnished
- Available 3rd February 2023

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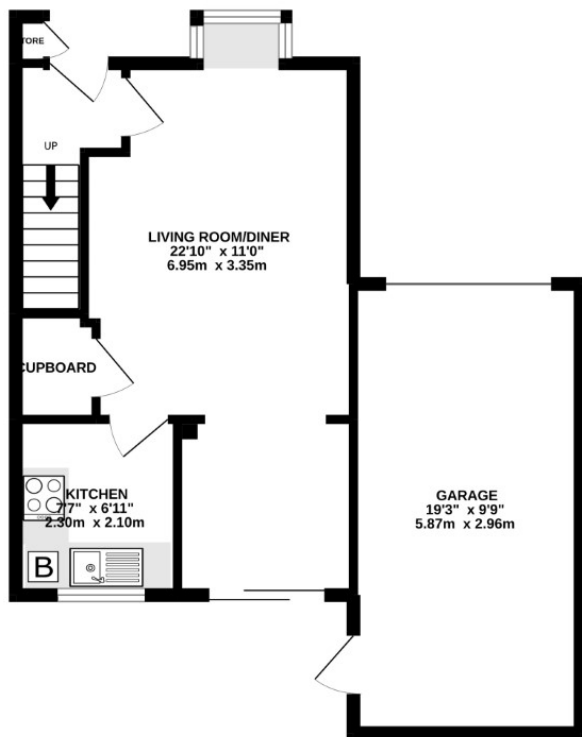
The Flatman Partnership are delighted to offer to the market this well-presented 2-bedroom semi-detached family home. The accommodation comprises a great-sized living room/ diner with a good-sized storage cupboard, a fully fitted kitchen, and access to the rear garden via sliding doors. On the first floor, there are two double bedrooms, one of which is accompanied by built-in wardrobes, with a well-appointed three-piece family bathroom. Further benefits include a good-sized rear garden, and garage.

The property is situated in the village of Finchampstead. There are nearby shops on both Barkham Ride and at California crossroads. Access to California Country Park and nearby Finchampstead Ridges and all its attractive countryside walks close by. There are a number of good Ofsted-rated schools within walking distance to the property for families looking to move to the area. The M3 and A329(M)/M4 Motorway networks are close by along with Wokingham station with fast direct access to London, Heathrow, and the West Country.

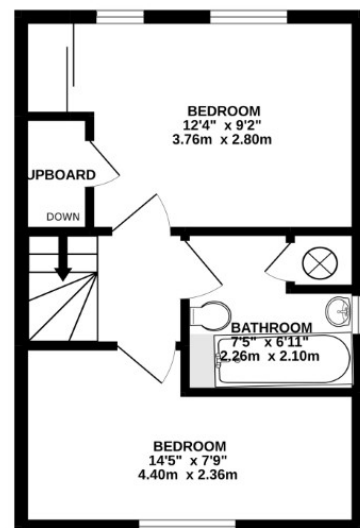
The property comes UNFURNISHED AND AVAILABLE 3RD FEBRUARY 2023.

Viewings highly recommended.

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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