

Penhallow, Kiln Ride Extension, Finchampstead



**Most sought after 'Rides' location south of Wokingham
Wooded area including National Trust Lands with some lovely walks
NO ONWARD CHAIN**

**2 Bedrooms (formerly 3 bedrooms but bed 3 has been combined with the lounge to make a larger reception room), Bathroom, 'L' Shaped Reception Room, Conservatory, Kitchen
Gas fired central heating, detached garage, established gardens to front and rear**

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or residentialsales@martinpole.co.uk

Penhallow, Kiln Ride Extension, Finchampstead. RG40 3NJ.

DESCRIPTION/LOCATION: A semi detached bungalow in a sought after and convenient position just off Nine Mile Ride and close to the entrance to Heath Ride with its many hundreds of acres of National Trust Lands beyond. California crossroads is approximately three quarters of a mile and provides a number of shops for day to day needs, Doctor's Surgery and Petrol Station/Garage.

There is a Primary School nearby at the Nine Mile Ride crossroads with the nearest Secondary School being Bohunt at Arborfield.

The accommodation benefits from replacement double glazing and gas fired central heating to radiators and is generally in good order although a purchaser may wish to make their own improvements.

Wokingham town centre is approximately four miles distant, both Reading and Bracknell are within an easy driving distance as is access to the M3 & M4 motorways.

The accommodation comprises:

Entrance Hall: with radiator, airing cupboard housing hot water tank and shelving.

'L' Shaped Sitting Room: with feature mantelpiece and marble, fitted coal effect electric fire, radiator, sliding patio doors and French door leading to:

Conservatory: with Dimplex convector heater and sliding patio doors leading to the rear gardens.

Kitchen: fitted with roll edges work surfaces and a range of base units with spaces for domestic appliances, complementary range of wall mounted storage cupboards, single drainer stainless steel sink unit with mixer tap, built-in cupboards housing Worcester gas fired boiler serving central heating and domestic hot water.

Bedroom 1: front aspect, radiator.

Bedroom 2: rear aspect, radiator.

Bathroom: comprising panelled enclosed bath with mixer tap and shower attachment over, vanity wash hand basin with cupboards beneath, concealed flush W.C., radiator.

Outside:

Approached from Kiln Ride extension with tarmacadamed driveway leading to double wrought iron gates and driveway to detached garage. The front gardens are laid to lawn with mature borders to the perimeter, driveway to the side leads to:

Detached Brick Built Garage: with up over door and personal door to side, light and power.

The rear gardens nicely enclosed by combination of close board fencing and mature hedges laid predominantly to lawn with shrub borders to the perimeter, detached built garden shed and detached timber garden.

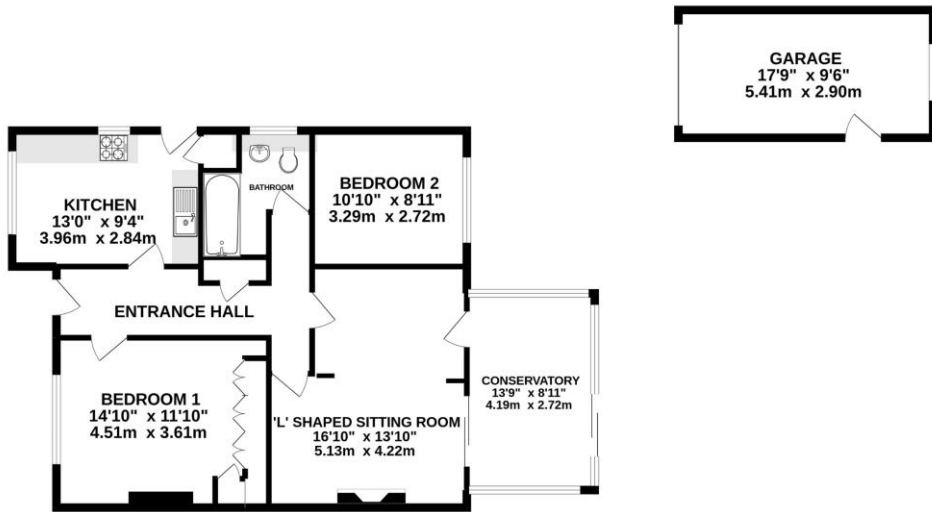
Services: All main services are connected.

ENERGY EFFICIENCY RATING – C.

COUNCIL TAX BAND – D.

IMPORTANT NOTICE: Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Fo:36862

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metreplex ©2022



Wallis House
27 Broad Street
Wokingham
RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

The Auction House
Milton Road
Wokingham
RG40 1DB
T: 0118 979 0460
a@martinpole.co.uk

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

Associated Office:
16 The Parade
Silverdale Road
Earley Reading RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

www.martinpole.co.uk



0118 978 0777