



**1 THE SPINNEY, FINCHAMPSTEAD, WOKINGHAM, RG40 4UN  
£500,000 FREEHOLD**

**SITUATED IN THE POPULAR FERN LEA DEVELOPMENT IN THE VILLAGE OF FINCHAMPSTEAD, THIS LARGER-THAN-AVERAGE THREE-BEDROOM SEMI-DETACHED HOME OFFERS FANTASTIC SPACE AND VERSATILITY.**

**Winkworth**

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#### DESCRIPTION:

In need of modernisation, it presents a wonderful opportunity for buyers looking to put their own stamp on a property. With well-proportioned rooms, multiple living areas, and excellent outdoor space, it has great potential to be transformed into a fantastic family home.

You are welcomed into a spacious hallway leading to the main living areas. The kitchen, which adjoins the dining room, offers a functional layout with plenty of scope for improvement. The generously sized living room flows through to a separate study, providing a flexible space that could be used as a home office, playroom, or snug, with direct access to the garden. A downstairs shower room adds to the home's practicality.

Upstairs, the property offers three double bedrooms, each with ample space for storage and personalisation. The family bathroom serves all three bedrooms and, like the rest of the home, offers potential for updating to suit modern tastes.

The rear garden features a patio area leading up to an elevated lawn, complemented by mature shrubs along with a garage offering additional storage or workshop space and a parking space for one vehicle. To the front, there is a driveway that provides parking for three to four cars.

Fern Lea is a well-established development in Finchampstead, a village known for its strong community feel and great local amenities. There are well-regarded schools nearby, as well as parks and countryside walks. Wokingham town centre is within easy reach, offering a range of shopping, dining, and transport links, while major road networks provide convenient access to surrounding areas.

#### AT A GLANCE

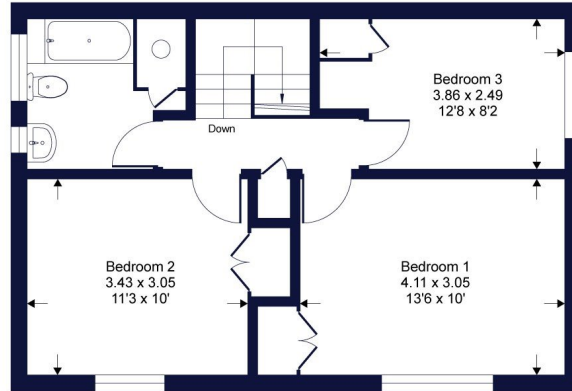
- Spacious Three-Bedroom End of Terrace Home
- Generous Living Spaces
- Functional Kitchen
- Convenient Downstairs Shower Room
- Three Well-Proportioned Bedrooms
- Good-Sized Rear Garden
- Ample Parking & Garage
- Desirable Finchampstead Location
- Ultrafast broadband 1000Mbps
- Mobile coverage EE, Vodafone, Three and O2
- Satellite/Fibre TV available BT & Sky



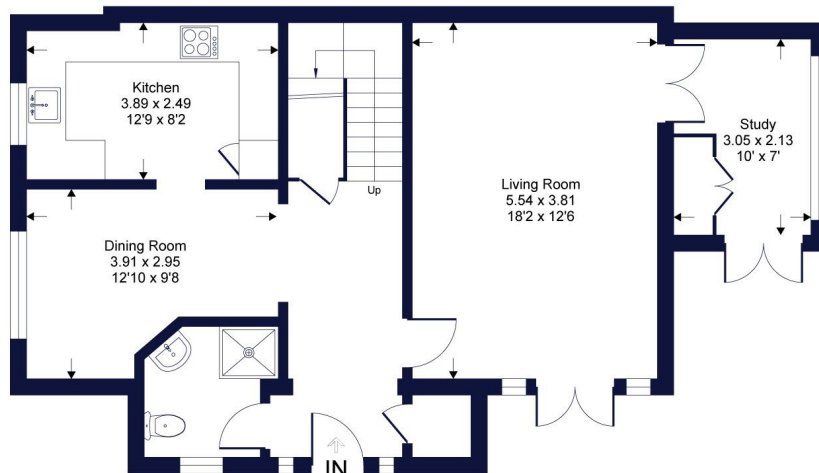
# The Spinney

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Approximate Gross Internal Area = 113.8 sq m / 1225 sq ft (excludes garage)



**First Floor = 46.2 sqm / 498 sqft**



**Ground Floor = 67.5 sqm / 727 sqft**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
<small>Best energy efficient - lower running costs</small>			
(92-100)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	

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