



15 CHIVERS DRIVE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4EW
£685,000 FREEHOLD

SITUATED ON A PRIVATE PLOT IN THIS POPULAR AND SOUGHT-AFTER LOCATION, WITH GOOD ACCESS TO CALIFORNIA COUNTRY PARK.

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DESCRIPTION:

Situated on a private plot in this popular and sought-after location, with good access to California Country Park and further amenities including the Finchampstead FBC centre, local shops, post office and restaurants, is this well presented family home with no onward chain complications.

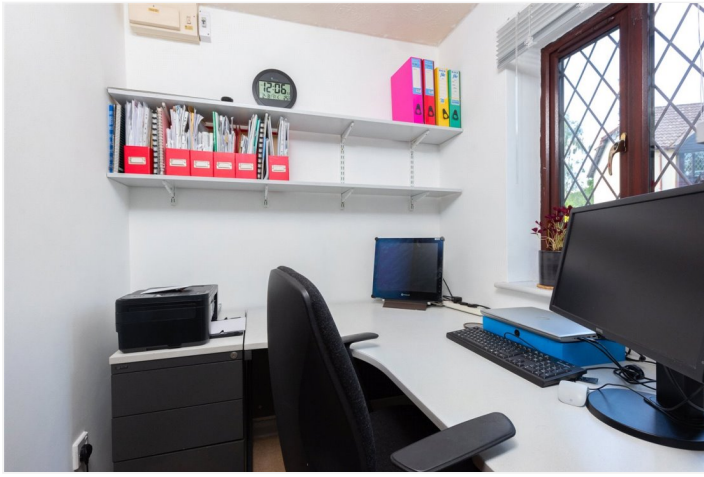
The property provides well proportioned accommodation over two floors, with living space on the ground floor which consists of a study, dining room, kitchen/breakfast room, utility, cloakroom and an excellent sized living room. There is a private and secluded rear garden which is accessible from the dining room and utility.

On the first floor there are four good sized bedrooms a family bathroom and an en-suite to the master bedroom.

Falling within popular school catchment areas, including Bohunt Secondary School, and offering easy access to the M3 & M4 motorway as well as Wokingham mainline railway station the property is sure to be of interest to a wide range of prospective purchasers.

AT A GLANCE

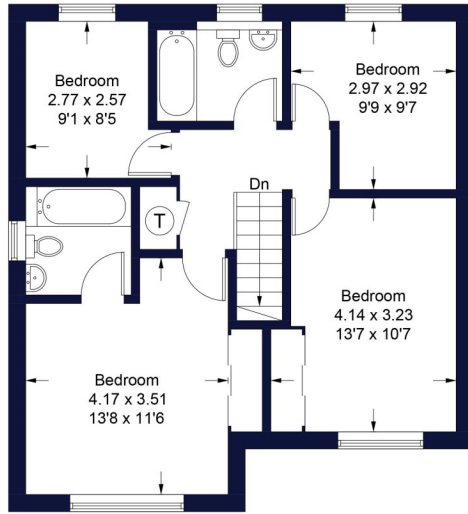
- 4 Bedroom detached family home
- 3 reception rooms
- Double Garage
- Generous garden
- Cul de sac location
- Council tax band F Wokingham
- Broadband Ultrafast 1000 Mbps available
- Satellite /Fibre TV with BT & Sky
- All mains services
- Mobile coverage EE, Vodafone, Three, O2



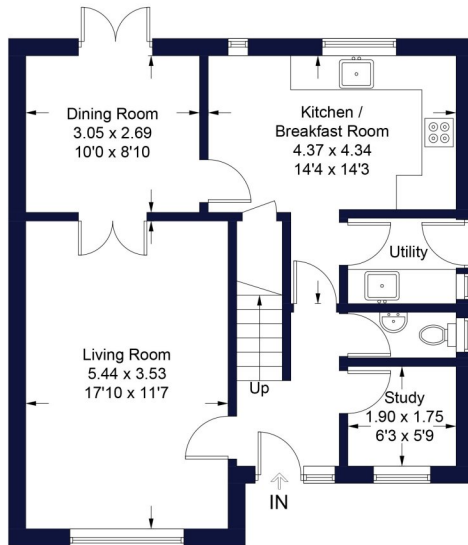
Chivers Drive

Approximate Gross Internal Area
 Ground Floor = 58.7 sq m / 632 sq ft
 First Floor = 58.3 sq m / 627 sq ft
 Garage = 25.7 sq m / 277 sq ft
 Total = 142.7 sq m / 1536 sq ft

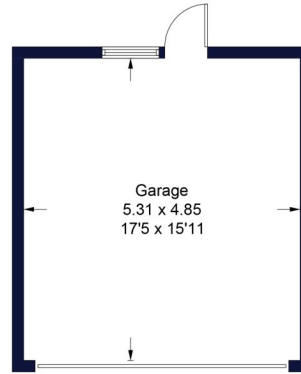
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First Floor
 Sq m 58.3 / Sq ft 627



Ground Floor
 Sq m 58.7 / Sq ft 632



(Not Shown In Actual
 Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1111902)

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
Most energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(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	

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