



**23 CHIVERS DRIVE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4EW**  
**£765,000 FREEHOLD**

SITUATED IN A POPULAR AND SOUGHT-AFTER LOCATION, ADJACENT TO CALIFORNIA COUNTRY PARK AND FURTHER AMENITIES INCLUDING THE FINCHAMPSTEAD FBC CENTRE, LOCAL SHOPS, POST OFFICE AND RESTAURANTS, IS THIS WELL PRESENTED DETACHED FAMILY HOME WHICH HAS BEEN EXTENDED TO OFFER FLEXIBLE LIVING ACCOMMODATION.

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## DESCRIPTION:

Situated in a popular and sought-after location, adjacent to California Country Park and further amenities including the Finchampstead FBC centre, local shops, post office and restaurants, is this well presented detached family home which has been extended to offer flexible living accommodation.

The property provides well- proportioned layout 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 and ground floor bedroom with ensuite wet room.

On the first floor there are four good sized bedrooms, three of which are doubles with fitted wardrobes, a family bathroom and en-suite to the master bedroom.

There is an attractive rear garden with full width patio area and lawn beyond enclosed by panel fencing and screened with mature trees and shrubs. There is a block paved driveway providing ample parking and double garage.

Falling within popular school catchment areas 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

- Extended family home
- 5 bedrooms
- Ground floor bedroom
- 3 reception rooms
- Kitchen and utility room
- 3 bathrooms
- Satellite /Fibre TV available
- Ultra fast broadband 1000Mbps
- Council tax band F Wokingham
- Mobile coverage EE, Vodafone, Three, O2



# Chivers Drive

Approximate Gross Internal Area Total = 158.6 sq m / 1707sq ft  
 Garage = 28.4 sq m / 306 sq ft  
 Total = 187.0 sq m / 2013 sq ft

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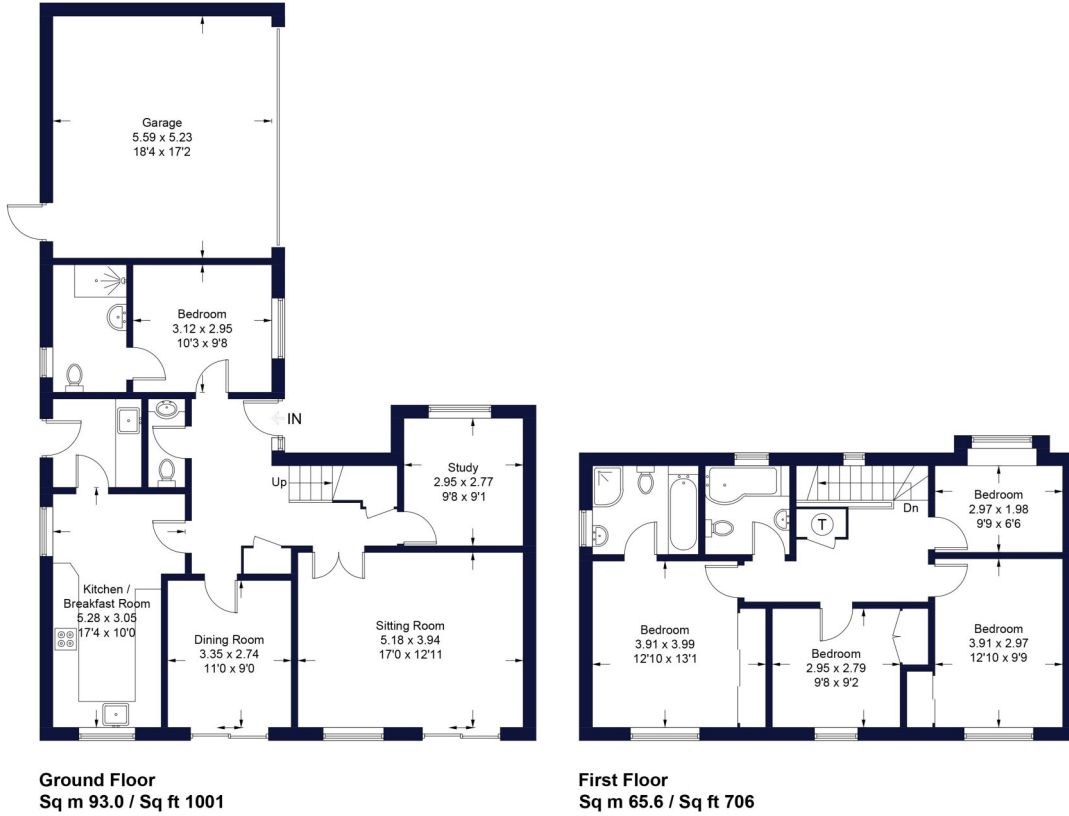
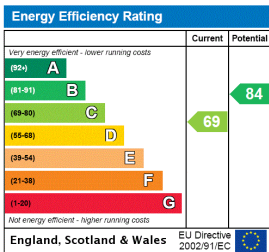


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1075193)

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.



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