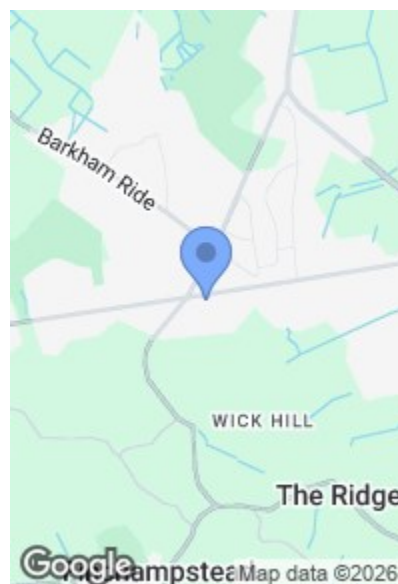
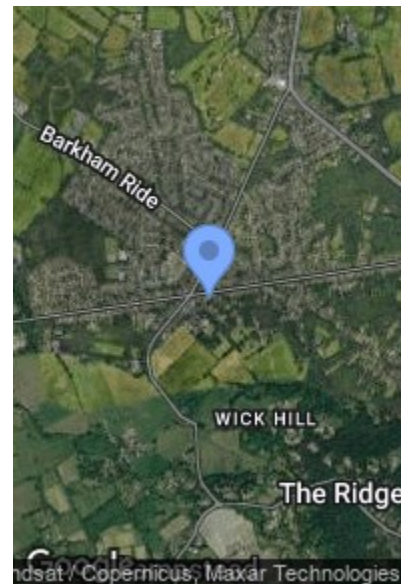


NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM RG40
OFFERS IN EXCESS OF £700,000

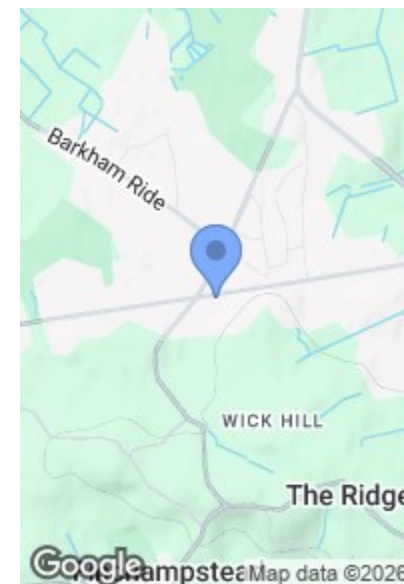
ROAD MAP



HYBRID MAP



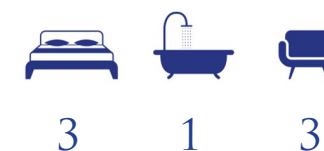
TERRAIN MAP



Camberley 01276 539111
Email: enquiries@knightsproperty.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		84
B	(81-90)		
C	(69-80)		
D	(55-68)		63
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

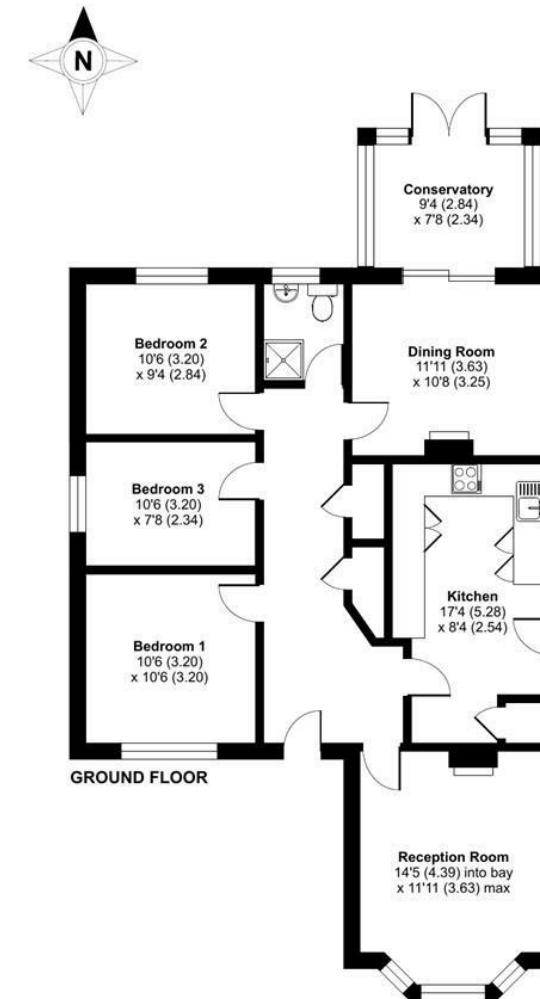




FLOORPLAN

Nine Mile Ride, Finchampstead, Wokingham, RG40

Approximate Area = 1055 sq ft / 98 sq m
For identification only - Not to scale



MAIN FEATURES

- No Onward Chain
- Detached Bungalow
- Driveway Parking
- Sizeable Rear Garden
- Well Presented
- Three Double Bedrooms
- Large Plot
- Modern Kitchen
- Plans Approved For Extension
- Outbuilding

FULL DETAILS

Entrance Hallway

Enter via door, cupboards and laminate flooring.

Reception Room

14'5 x 11'11 (4.39m x 3.63m)

Feature fireplace and laminate flooring.

Kitchen

17'4 x 8'4 (5.28m x 2.54m)

Range of base and eye level units, sink, cooker, extractor hood, washing machine and space for; fridge/freezer. Tiled flooring and door leading outside.

Dining Room

11'11 x 10'8 (3.63m x 3.25m)

Feature fireplace, laminate flooring and sliding door leading through to the;

Conservatory

9'4 x 7'8 (2.84m x 2.34m)

Tiled flooring and doors leading to the garden.

Shower Room

Shower cubicle, wash hand basin with storage below, low level WC, heated towel rail, partly tiled walls and vinyl flooring.

Bedroom One

10'6 x 10'6 (3.20m x 3.20m)

Front aspect and laminate flooring.

Bedroom Two

10'6 x 9'4 (3.20m x 2.84m)

Rear aspect and laminate flooring.

Bedroom Three

10'6 x 7'8 (3.20m x 2.34m)

Side aspect and laminate flooring.

To The Front

Ample driveway parking.

To The Rear

Mainly laid to lawn with patio area. Access to the outbuilding.

Council Tax

Band E.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1229843

NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM RG40

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** Knights are very excited to market for sale this well presented bungalow in Finchampstead, which is situated on a large plot, within close proximity of a range of local amenities and good transport links. The spacious property, which is being sold with no onward chain, comprising; modern kitchen, reception room, dining room, conservatory, shower room and three double bedrooms. Additional features to note include a sizeable rear garden with outbuilding as well as ample driveway parking to the front of the property. A standout feature to mention is that the property has got plans approved (until 2027) for the erection of a two storey dwelling, detached outbuilding and boundary treatment, following the demolition of the existing dwelling and outbuilding. A viewing is highly recommended.