MICHAEL HARDY
SALES & LETTING



99, Roycroft Lane,
Finchampstead,
Berkshire, RG40 4HN

£410,000 Freehold





This well presented three bedroom townhouse is set in a quiet cul-de-sac location close to local schools, shops, and woodland walks. The accommodation comprises an entrance hall, a smartly fitted kitchen, a cloakroom, and a spacious living/dining room with French doors leading onto the rear garden. To the first floor, there are three good sized bedrooms and an updated family bathroom. Outside, the south facing rear garden is well stocked, with communal parking at the rear.

- Cul-de-sac location
- Smartly fitted kitchen
- South facing garden
- Spacious living/dining room
- Cloakroom
- Close to local shops and schools

The rear garden is enclosed by wooden fencing and laid mainly to lawn with well stocked borders hosting a variety of vegetables and plants. There is a store cupboard and gated rear access leading to communal parking at the rear, with additional parking at the front of the property.

Roycroft Lane is situated in the desirable area of Finchampstead, offering easy access to local amenities, schools, and nearby countryside walks. Wokingham town centre is within easy reach by bus or car and provides a wide range of shops, restaurants, and leisure facilities, along with excellent transport links including the A329(M), M4, and nearby railway stations.

Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: C









Floorplan

Roycroft Lane, Finchampstead, Wokingham

Approximate Area = 934 sq ft / 86.7 sq m
Store(s) = 29 sq ft / 2.6 sq m
Total = 963 sq ft / 89.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Hardy. REF: 1520975

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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