

Directions

Viewings

Viewings by arrangement only. Call 01753593888 to make an appointment.

EPC Rating

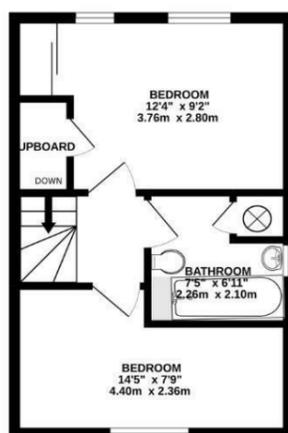
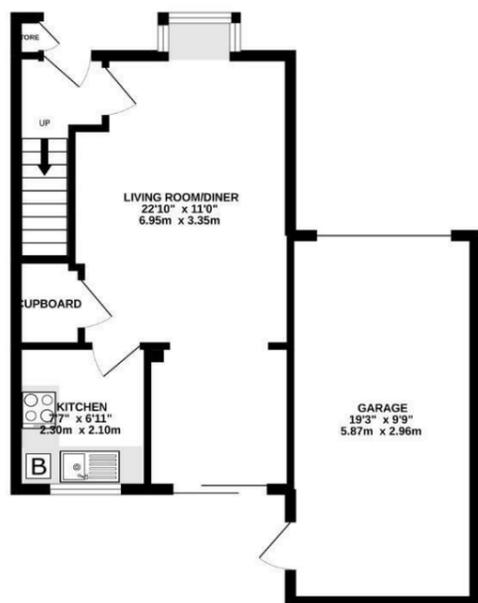
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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8 Roycroft Lane, Finchampstead, Wokingham, RG40 4HW

£1,400 PCM

- 2 Bed Semi-Detached House
- Close to California Country Park
- Good Ofsted Rated Schools Local
- Unfurnished
- Double Bedrooms
- Acces to M3 & A329 (M)
- Garage & Off Street Parking
- Available 11th April 2026

8 Roycroft Lane, Wokingham RG40 4HW

Well-presented 2-bedroom semi-detached house situated in the village of Finchampstead, close to local amenities, and a number of good Ofsted-rated schools within walking distance of the property. The M3 and A329(M)/M4 Motorway networks are close by, along with Wokingham station, with fast direct access to London, Heathrow and the West Country. There is also access to California Country Park, and nearby Finchampstead Ridges and its attractive countryside walks.

The accommodation comprises living room/ diner, fully fitted kitchen, and access to the rear garden via sliding doors. On the first floor, there are two double bedrooms, one of which is accompanied by built-in wardrobes, and well-appointed three-piece bathroom. Further benefits include good-sized rear garden, garage and off-street parking. The property is available unfurnished from 11th April 2026.



Council Tax Band: D

