



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

14, Leith Close, Crowthorne, Berkshire, RG45 6TD

£635,000
Freehold

Leith Close, Crowthorne

Approximate Area = 1506 sq ft / 140 sq m (includes garage)

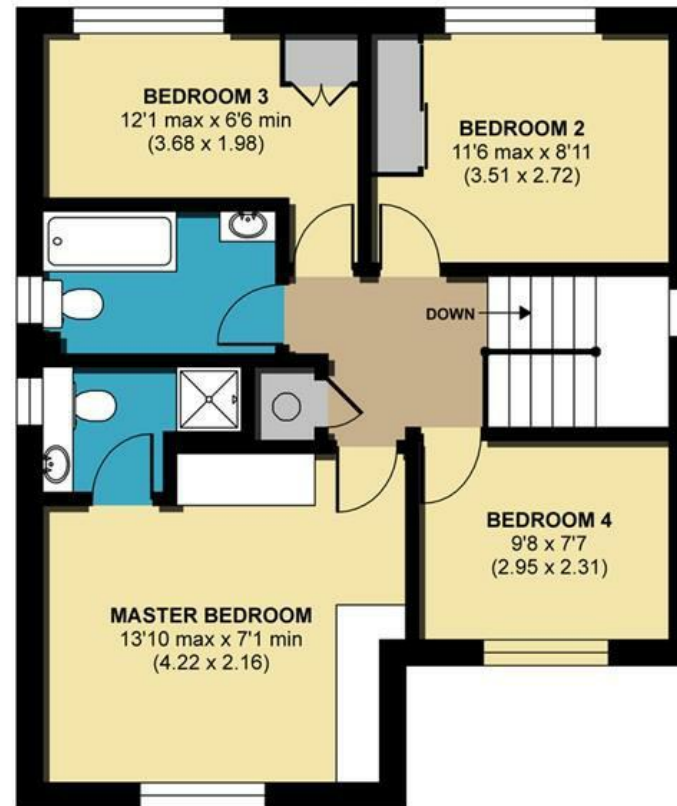
Summer House = 146 sq ft / 13.6 sq m

Total = 1652 sq ft / 153.5 sq m

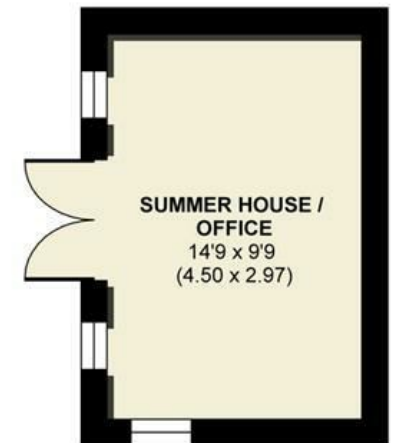
For identification only - Not to scale

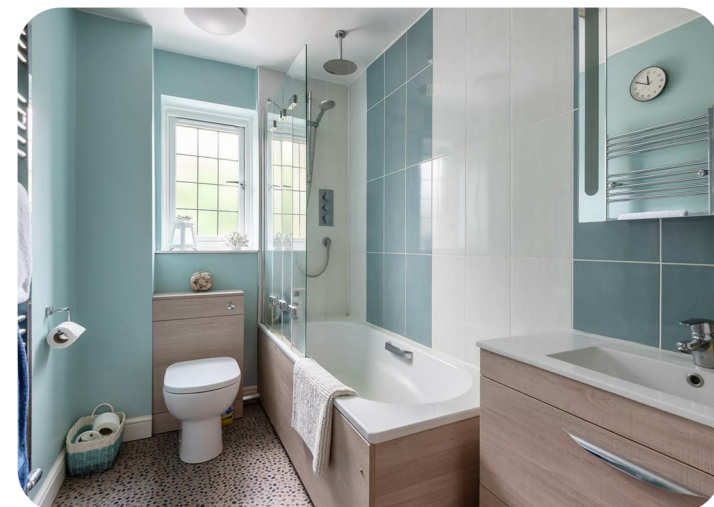
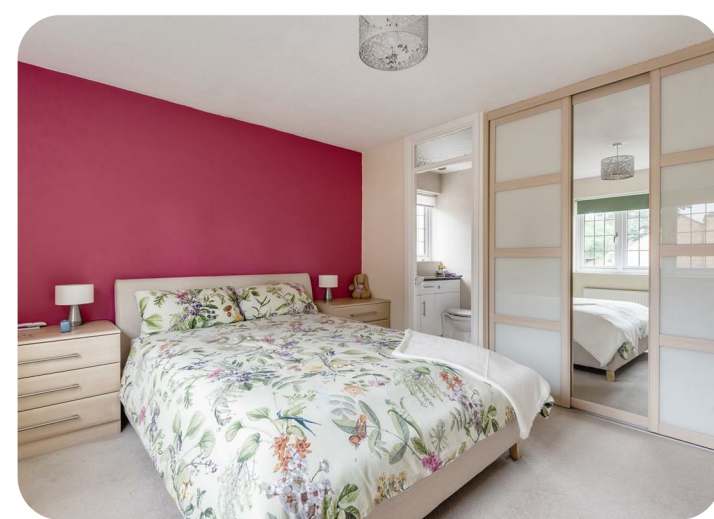


GROUND FLOOR



FIRST FLOOR





Presented in immaculate order and located at the head of a quiet cul-de-sac, a significantly improved four bedroom detached home in the popular area of Pine Ridge. Accommodation comprises an entrance hallway, modern cloakroom, a stunning high specification open plan kitchen/dining room which has been knocked through to the original dining room, a separate utility, study and living room. Upstairs there is a generous master bedroom with stylish ensuite, three further well-proportioned bedrooms and a modern family bathroom. Further features include a single garage with driveway parking, and a beautiful rear garden with a timber built garden room.

- uPVC double glazed windows and doors
- Immaculate order throughout
- Garden room ideal as a home office or children's play room

Situation

Pine Ridge is a popular development built in the mid/late 1980s and situated to the north west of the village within walking distance of the Heathlake Nature Reserve. The estate comprises a mix of two, three, four and five bedroom properties in a variety of styles which include bungalows, courtyard townhouses and detached family homes. This particular property is located at the head of the cul-de-sac providing an ideal location for families.

Outside

To the front is driveway parking for two vehicles leading to the single garage with light and power. The remainder of the front is laid to lawn. The rear garden is well tended and offers a good degree of seclusion with a patio seating area, timber built garden room with wooden veranda. The right hand boundary tapers out providing a good sized garden for a modern development, the remainder of the garden is mainly laid to lawn with shrub boards, side access and a garden shed.

Energy Performance Rating

C

Council Tax Band

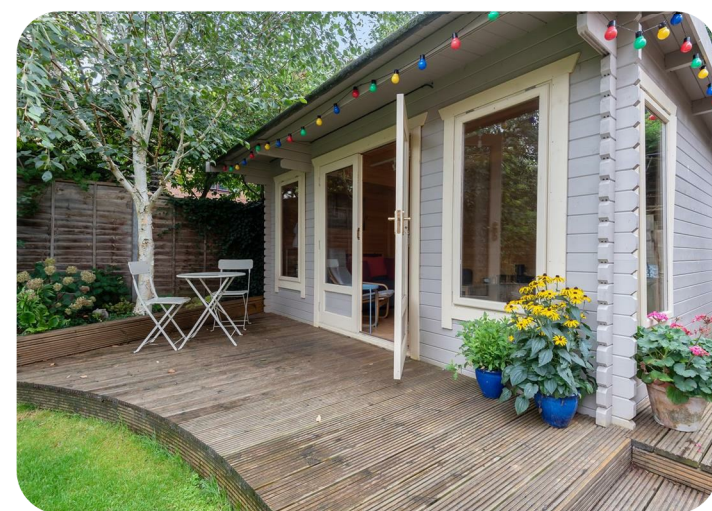
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Local Authority

Wokingham Borough Council

Directions

From our Crowthorne office turn right onto Dukes Ride and proceed for approximately 1/2 mile to the traffic lights. Then turn right onto New Wokingham Road and proceed straight and take the fourth right into The Brackens, then take the third right turn into Leith Close. Follow the road along bearing left, number 14 will be found at the head of the cul-de-sac.



Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk



www.michael-hardy.co.uk

Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

crowthorne@michael-hardy.co.uk

Ref: 15854051 | Folio: C5490 | 14th September 2021



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[@MichaelHardy_](https://www.twitter.com/MichaelHardy_)

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

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