



Michael Hardy
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RESIDENTIAL ESTATE AGENTS

Chatswood, Llangar Grove, Crowthorne, Berkshire, RG45 6EA

Guide Price £725,000
Freehold

Chatswood, Llangar Grove, Crowthorne

Approximate Area = 1855 sq ft / 172.3 sq m (includes attached garage)

Limited Use Area(s) = 27 sq ft / 2.5 sq m

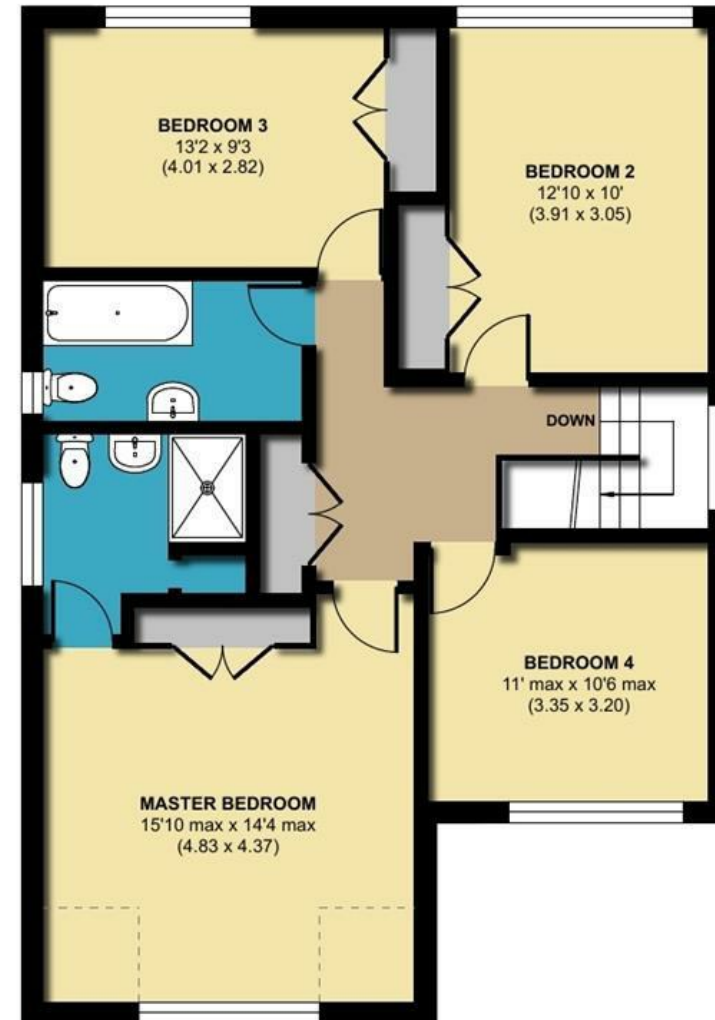
Total = 1882 sq ft / 174.8 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Located in a quiet cul-de-sac equidistant to the village High Street and train station, an exceptionally spacious well presented four bedroom detached family home which has been recently modernized throughout internally to a high standard by the current owners. Presented in good order throughout the accommodation on the ground comprises an exceptionally large open plan living/kitchen/dining room with doors leading out the the sizeable rear garden, family room and cloakroom. Upstairs there are four double bedrooms the master including an ensuite shower room and a further family bathroom. Further features include a double width garage which includes a utility area and driveway parking and a secluded large rear garden. A viewing is highly recommended in order to appreciate what this spacious family home has to offer.

- Four double bedrooms
- Desirable quiet cul de sac
- Excellent order throughout
- Integral double width garage
- Scope to extend (STPP)

Situation

This conveniently located detached family home is situated in a small quiet close off Dukes Ride, midway between Crowthorne railway station and the village High Street with its variety of stores, eateries and general amenities. Good local schools at all levels are all within reasonable distance (subject to catchment areas). Also nearby are many noteworthy landmarks & beauty spots which include the National Trust 'Ridges', Heathlake Nature Reserve with its pleasant woodland walks around the Heath Lake and the grounds of Wellington College.

Outside

To the front there is driveway parking, a double width garage with a utility area, power and light and a front garden which is mainly laid to lawn with some trees, hedges and flower borders. There is also side access leading to the rear garden. The large secluded southerly facing impressively large rear garden consists of a good size patio area and the rest being mainly laid to lawn with a variety of flower borders, shrubs, plants and trees.

Energy Performance Rating

C

Council Tax Band

F

Local Authority

Bracknell Forest Council

Directions

Turn right out of our Crowthorne office onto Dukes Ride, pass the C of E School on your right hand side and proceed through the traffic lights on the cross roads. Take the 1st right after the cross roads into Llangar Grove and turn right at the 'T' junction. The property will be found shortly on your right hand side.



Residential Sales and Lettings

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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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