



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

10, Heath Hill Road North, Crowthorne, Berkshire, RG45 7BX

OIEO £835,000
Freehold

Heath Hill Road North, Crowthorne

Approximate Area = 1879 sq ft / 174.5 sq m

Garage = 323 sq ft / 30 sq m

Outbuilding = 53 sq ft / 4.9 sq m

Total = 2255sq ft / 209.4 sq m

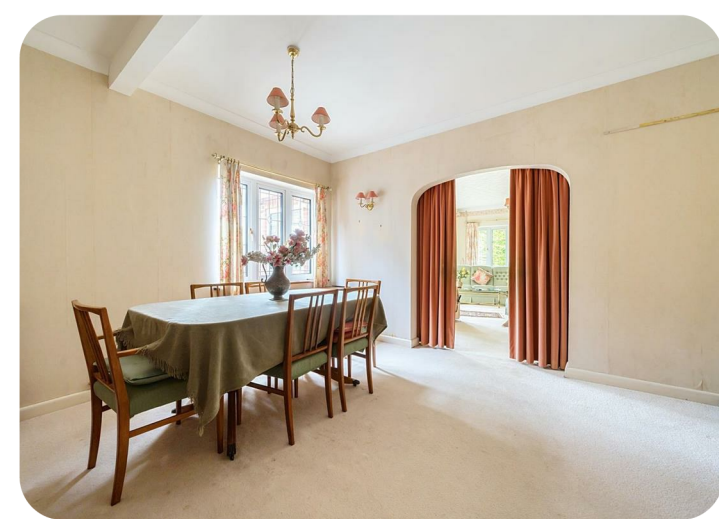
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Michael Hardy. REF: 1023101



Occupying a generous plot of over 1/3 acre and located in a highly desirable non estate setting close to the village, a sizeable detached bungalow which offers scope for extension (STPP) and currently offers just over 2,250 sq ft of accommodation. The property's versatile accommodation comprises an entrance hallway, cloakroom, master bedroom with ensuite, three further double bedrooms, a four piece bathroom suite, a fitted kitchen/breakfast room which leads to a workshop/utility, a separate dining room and a spacious triple aspect living room with patio doors opening to the sizeable rear garden. The property benefits from a double garage, ample driveway parking and an enviable plot. Viewing recommended to fully appreciate this desirable home.

- Sizeable plot of c. 0.39 acre
- Scope for extension and improvement (STPP)
- Desirable location

Situation

Heath Hill Road North is a desirable road in a quiet non estate location within a short stroll of the village High Street with its array of shops, restaurants and amenities. Edgbarrow School, the Wildmoor Heath Nature Reserve and Wellington College are also within a reasonable stroll too.

Outside

The property sits well back from the road with ample driveway parking providing space for numerous vehicles. Further parking is provided by a double width garage. Side access leads to the stunning spacious south west facing rear garden which offers a great degree of seclusion with well stocked borders, a sizeable patio and the remainder mainly laid to lawn.

Energy Performance Rating

D

Council Tax Band

F

Local Authority

Bracknell Forest Borough Council

Directions

Turn right out of our office onto Dukes Ride and pass the veterinary surgery on your left hand side. Take a left turn into Heath Hill Road North where the property will be found on the right hand side.



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: 17268771 | Folio: C5717 | 22nd August 2023

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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