



21, Grant Road, Crowthorne,  
Berkshire, RG45 7JJ

**OIEO £565,000 Freehold**



**\*\* Unexpectedly re-available\*\***

Presented in immaculate order throughout and within a stones throw of the highly regarded Edgbarrow School, a desirable character home which has been sympathetically extended and is located just off one of Crowthorne's most prestigious roads. Accommodation comprises an entrance porchway, a spacious dining room with a boxed bay window, a 22' living room with fireplace and patio doors opening to the garden. There is a beautiful refitted kitchen/breakfast room with a separate utility and a lovely updated four piece bathroom. Upstairs there is an impressive master bedroom with a bay window and full width fitted wardrobe units, two further bedrooms and a stunning refitted shower room. Occupying a corner plot, the property benefits from well-tended gardens with a garage and carport accessed off Pinehill Road.

- uPVC double glazed windows
- Gas radiator heating
- Character home in a desirable location





## Situation

This characterful family home is conveniently located a short walk to the village High Street with its array of shops, restaurants and amenities. Edgbarrow Secondary School, the Wildmoor Heath Nature Reserve and Wellington College are also within a reasonable stroll too. Further nearby places of interest include 'The Ridges' National Trust, the Heathlake Nature Reserve and the Devils Highway, all of these offering delightful woodland walks and local beauty spots.

## Outside

Benefitting from a delightful corner plot, the front of the property is accessed via Grant road, whilst the driveway, car port and single garage are located at the rear off Pinehill Road. The front garden offers a good degree of seclusion with high hedgerow and with gravel and lawn. The garden extends to the right hand side of the property where you are then greeted by a fantastic seating area which is low maintenance with gravel interspersed with paving slabs. Upon passing through the brick archway, a pathway flanked with grass on both sides leads to the rear gated access to the parking. All sections of the garden offer a high level of seclusion with the rear garden being of a south facing nature.

## Energy Performance Rating

D

## Council Tax Band

E

## Local Authority

Bracknell Forest Borough Council

## Directions

From our Crowthorne office turn left onto Dukes Ride and right at the roundabout into the High Street. At the next roundabout straight over into Sandhurst Road, left at the traffic lights into Pinehill Road then take the next left onto Grant Road where number 21 can be found a short distance along on the right.



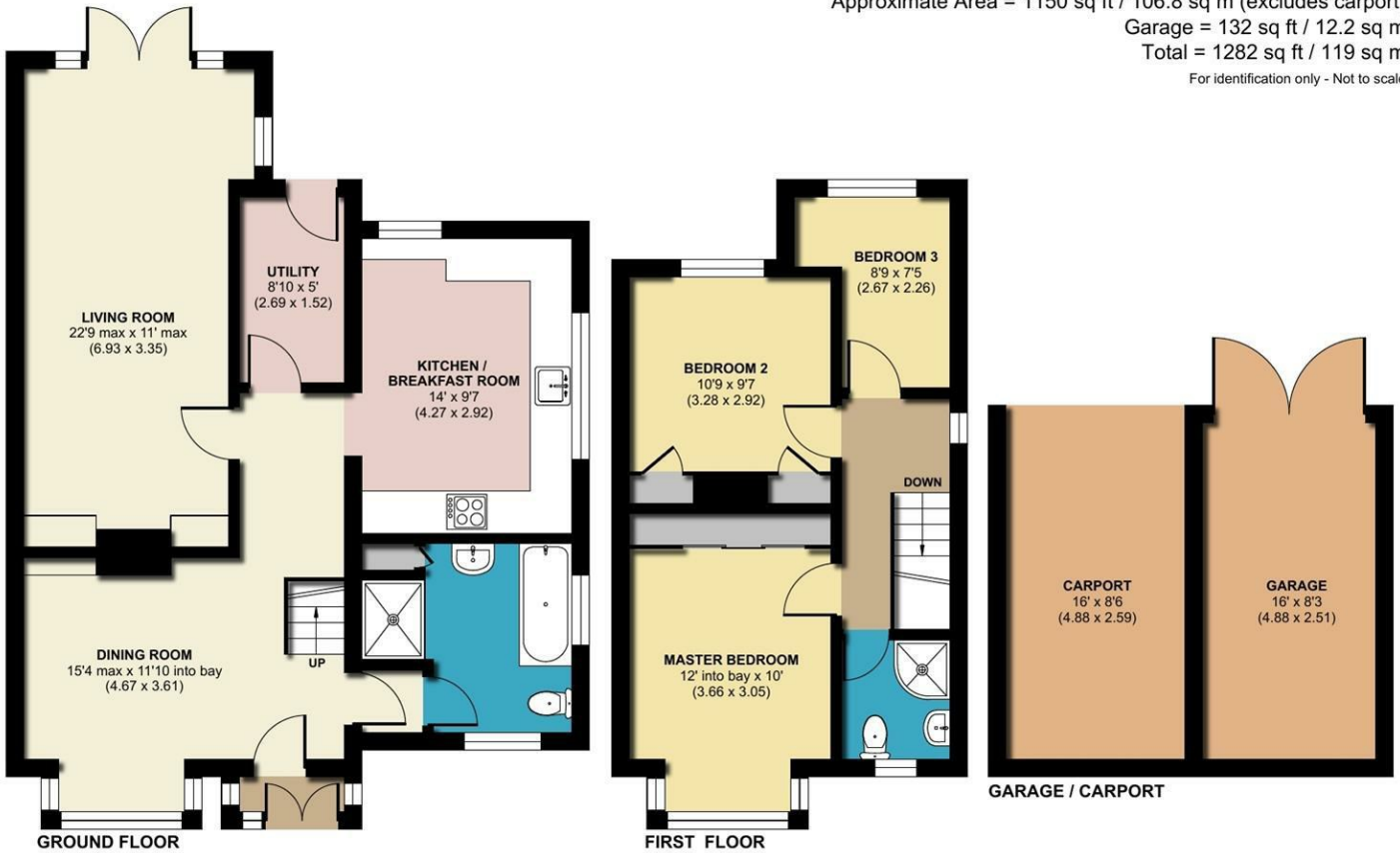
## Grant Road, Crowthorne

Approximate Area = 1150 sq ft / 106.8 sq m (excludes carport)

Garage = 132 sq ft / 12.2 sq m

Total = 1282 sq ft / 119 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Michael Hardy. REF: 1025456

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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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