

Michael Hardy
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RESIDENTIAL ESTATE AGENTS

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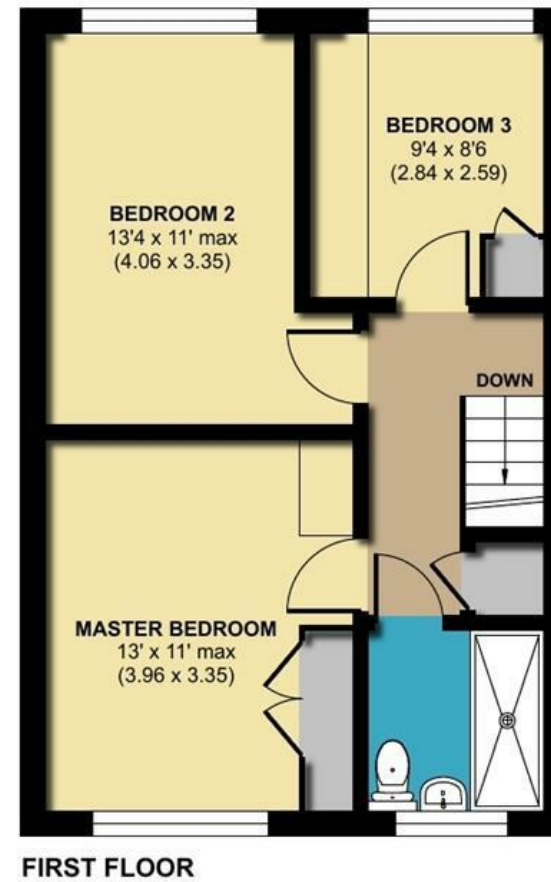
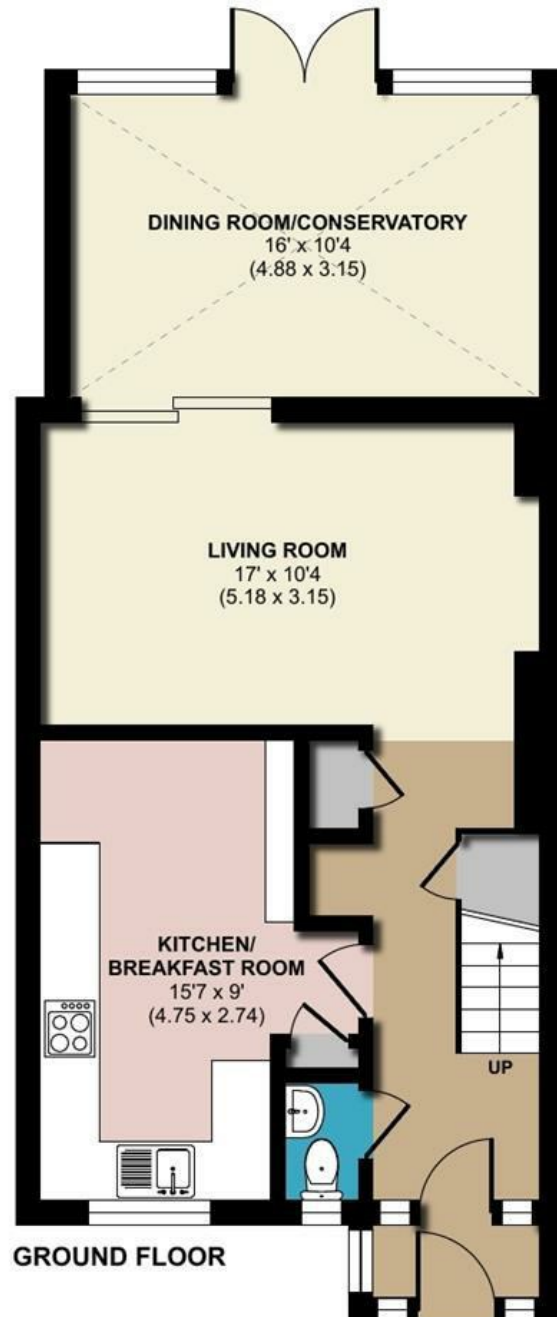
90, South Meadow, Crowthorne, Berkshire, RG45 7HP

OIEO £400,000
Freehold

South Meadow, Crowthorne

Approximate Area = 1099 sq ft / 102.1 sq m

For identification only - Not to scale





Located in the popular area of South Meadow, an extended end of terrace home which benefits from driveway parking and easy access to Wildmoor Heath. Accommodation comprises an entrance porch, entrance hallway, refitted cloakroom, kitchen/breakfast room, a living room with media wall and a spacious dining/family room. Upstairs are three well-proportioned bedrooms and a lovely refitted shower room. Further features include a fully enclosed low maintenance rear and front gardens.

- Double glazed windows and gas radiator heating
- Driveway parking
- Easy access to local woodland

Situation

This family home is located about half of a mile from the Crowthorne High Street with a range of shops, eateries and general amenities. Also within reasonable walking distance are the Wildmoor Heath and Edgbarrow schools along with the Wildmoor Heath Nature Reserve. Crowthorne Woods are also within easy reach.

Outside

To the front, double gates open to hard standing area with a small lawn area. The rear garden is fully panel fence enclosed and laid to patio with a side gate opening to provide easy access to the meadow.

Energy Performance Rating

C

Council Tax Band

C

Local Authority

Bracknell Forest Council

Directions

From our Crowthorne office turn left onto Dukes Ride and at the roundabout turn right into the High Street. At the roundabout at the end of the High Street continue straight over and then immediately left into Lower Broadmoor Road. After about 500 metres as the road bears left, turn right to continue along Lower Broadmoor Road, continue straight over the roundabout, take the first turn right into South Road, at the next roundabout turn right into South Meadow. At the 'T' Junction turn left and then take the third right. The property will be found towards the end of the cul-de-sac on your left 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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