



M Hardy
MICHAEL HARDY
Estate Agents

32, New Wokingham Road, Crowthorne, Berkshire, RG45 6JJ

£975,000
Freehold

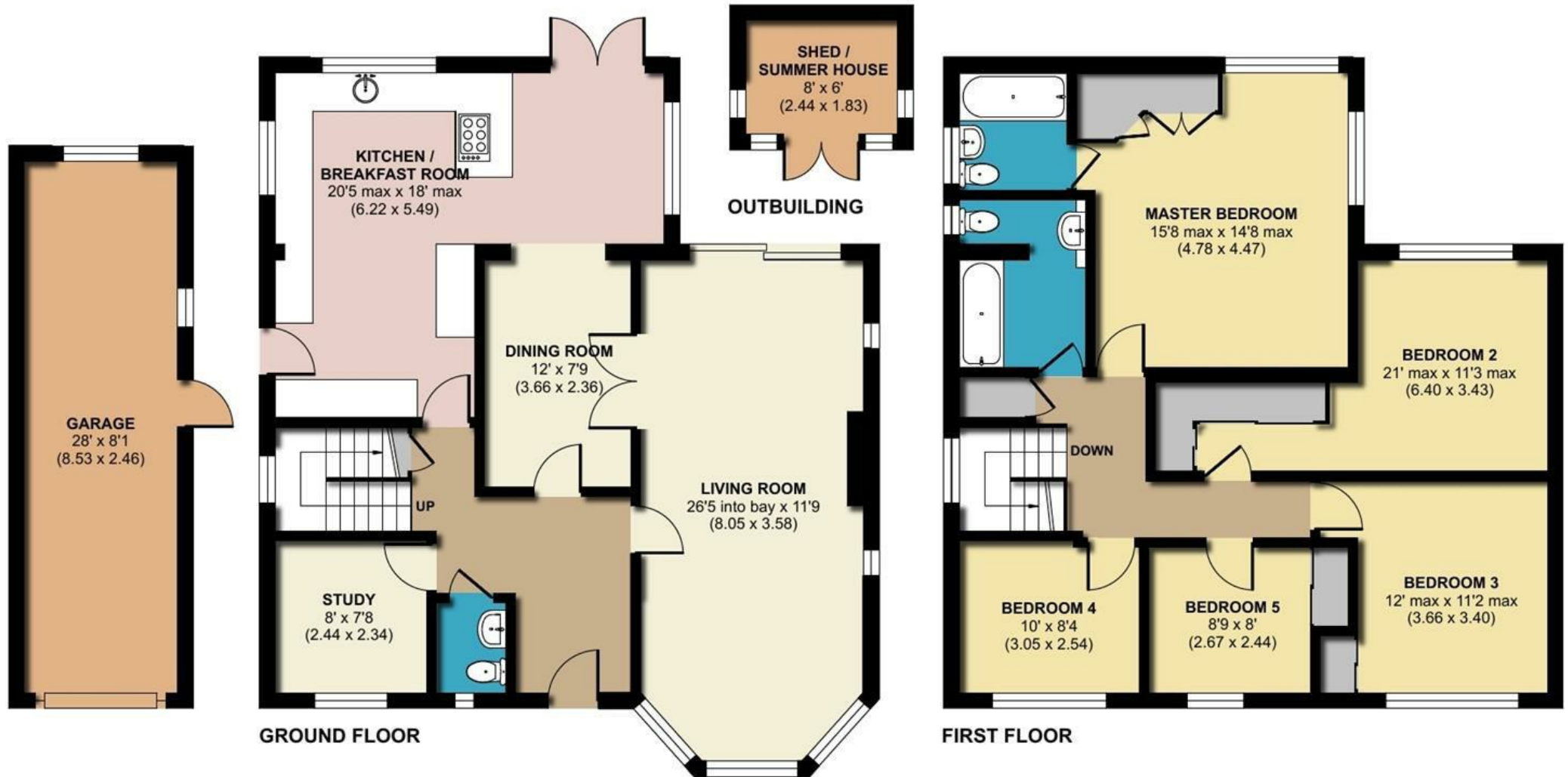
New Wokingham Road, Crowthorne

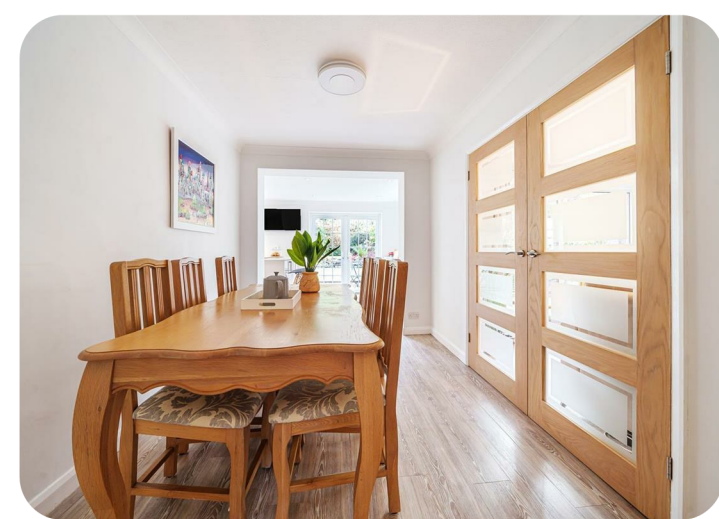
Approximate Area = 1849 sq ft / 171.8 sq m (excludes detached garage)

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1897 sq ft / 176.2 sq m

For identification only - Not to scale





A desirable five bedroom detached home presented in immaculate order and benefitting from a sizeable c.85' rear garden. Situated in a desirable non estate setting within easy reach of the village High Street, accommodation comprises as follows: an entrance hallway, a lovely refitted cloakroom, study, a sizeable living room, a stunning high specification refitted kitchen/breakfast room with quartz worksurfaces and a separate dining room. Upstairs there is a spacious master bedroom with a modern ensuite bathroom, four further bedrooms and a modern family bathroom. The property further benefits from a large gravel drive and tandem length garage.

- uPVC double glazed windows
- Replacement internal doors
- Scope for further extension (STPP)

Situation

New Wokingham Road is within walking distance of the village centre and this particular home is conveniently located midway between Crowthorne railway station and the High Street with its variety of stores, eateries and general amenities. Nearby are many noteworthy beauty spots which include the National Trust 'Ridges', Heathlake Nature Reserve with its pleasant woodland walks around the lake, the grounds of Wellington College and Wildmoor Heath Nature Reserve which is ideal for walkers and cyclists.

Outside

The property is well set back from the road and benefits from a sizeable gravel driveway providing parking for numerous vehicles. There is a tandem length garage with light and power and a courtesy door opening to the sizeable and secluded rear garden. Being meticulously maintained by the owners, the landscaped east facing garden comprises a sizeable patio, well-tended lawns and well stocked beds provide a great variety of flowers and shrubs.

Energy Performance Rating

D

Council Tax Band

F

Local Authority

Bracknell Forest Council

Directions

Turn right out of our office onto Dukes Ride passing the C. of E. School on your right hand side. At the crossroads with the traffic lights turn right onto New Wokingham Road passing the Doctors Surgery on your right hand side. The property will be found a short distance on the righthand 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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