



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

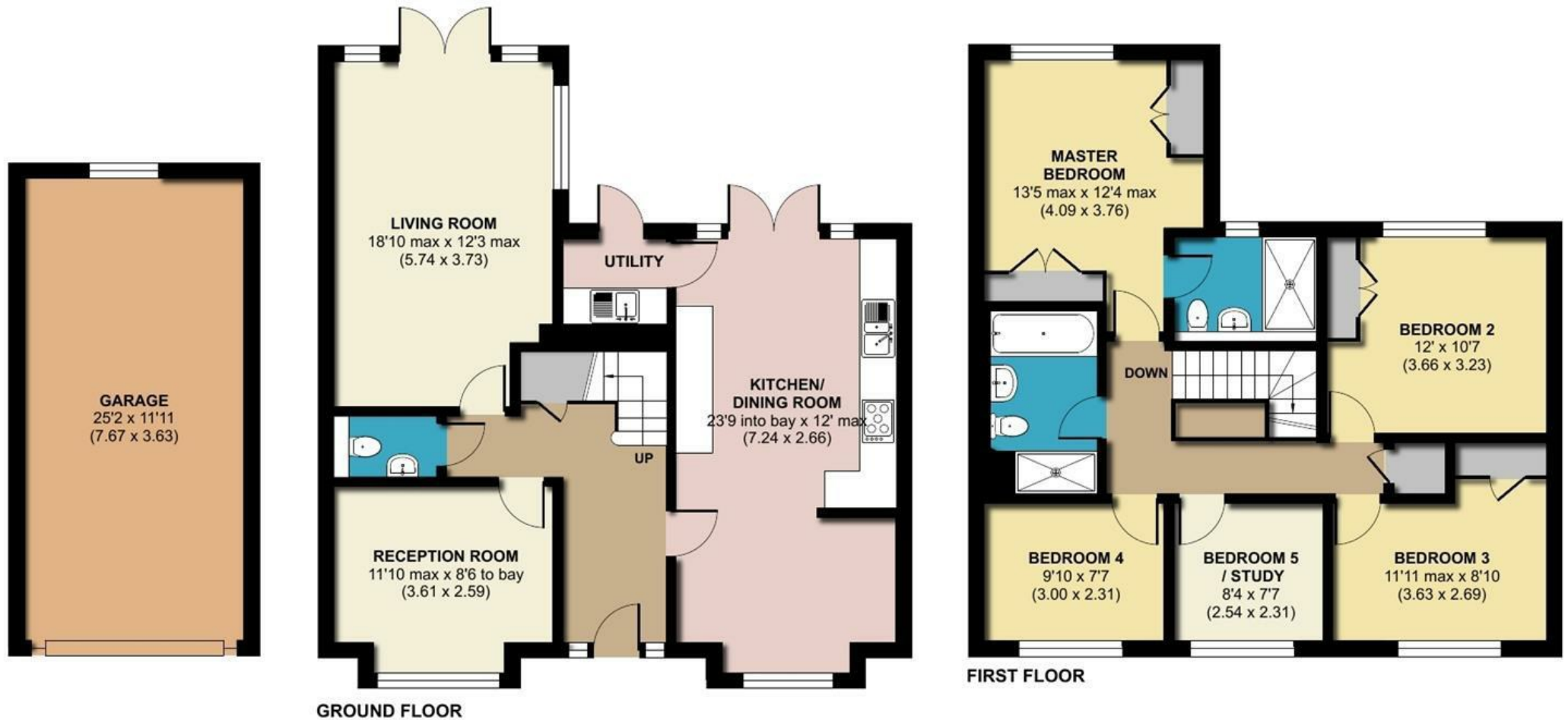
9, Collins Walk, Crowthorne, Berkshire, RG45 6UQ

£750,000
Freehold

Collins Walk, Crowthorne

Approximate Area = 1605 sq ft / 149.1 sq m (excludes detached garage)

For identification only - Not to scale





Presented in immaculate order throughout, a stunning five bedroom detached home built by CALA homes in 2022 which benefits from overlooking a small brook. The desirable and versatile accommodation comprises an entrance hallway, modern cloakroom, a high specification and spacious kitchen/dining room with separate utility, a generous sized living room and additional reception room which is currently used as a gym. Upstairs you will find an impressive master bedroom with two sets of fitted wardrobes and beautiful ensuite. There are four further bedrooms, the second and third bedroom both including fitted wardrobes and a lovely contemporary bathroom. Further features include a secluded and enclosed rear garden, an extra length garage and ample driveway parking.

- Remaining NHBC warranty
- Desirable setting on the popular Bucklers Park
- Immaculate order throughout

Situation

Bucklers Park is a new development on the edge of Crowthorne built amongst established woodland and close to a newly designated area of 100 acres of permanent woodland and nature reserve. The property is a short walk from Crowthorne village centre which benefits from a good variety of independent shops, restaurants and public houses. Plans for Bucklers Park include a Hall & Woodhouse restaurant/bar, a community garden and neighbourhood centre. The property is ideally placed for access to the A329(M) and M4.

Outside

The front is situated down a quiet walkway overlooking a pleasant brook. The rear enclosed garden offers a good degree of seclusion for a modern development being fully enclosed with patio and the remainder laid to lawn. A side gate opens to the driveway parking with extra length garage with electric door, light, power and electric car charger. NB: Annual management charge c.£209.00 Period 01/01/2024 - . NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Energy Performance Rating

B

Council Tax Band

G

Local Authority

Bracknell Forest Council

Directions

Turn left from our Crowthorne office onto Dukes Ride. At the roundabout with 'The Prince' public house turn left onto the B3348. At the next roundabout turn left onto Old Wokingham Road and take the third right into Bucklers Ride. Take the first right into Goodwood Crescent passing the 'Bucklers Park Hub'. Turn left into Hailwood Avenue and then the first left into Surtees Place. Collins Walk will be found at the end of the cul-de-sac.



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

MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

www.michael-hardy.co.uk

Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

crowthorne@michael-hardy.co.uk

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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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no. 1867303



 /michaelhardestateagent

 @MichaelHardy_