



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

19, The Conifers, Crowthorne, Berkshire, RG45 6TG

OIEO £835,000
Freehold

The Conifers, Crowthorne

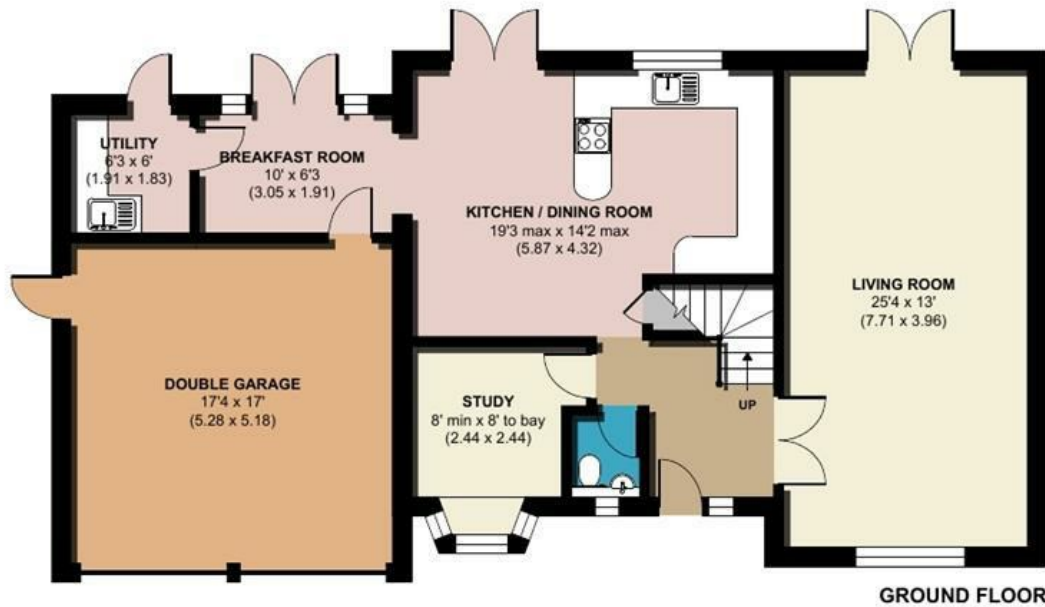
Approximate Area = 2277 sq ft / 211.5 sq m (includes garage)

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Total = 2283 sq ft / 212 sq m

For identification only - Not to scale

Denotes restricted head height





Located on one of the most prestigious modern developments in Crowthorne, an immaculately presented five-bedroom home which has been sympathetically extended by the current owners and is situated on a generous plot. Accommodation comprises an entrance hallway, cloakroom, study, a 25' dual aspect living room, a stunning high specification open plan kitchen dining room which opens to a breakfast room and then through to a separate utility. Upstairs is a spacious master bedroom with fitted wardrobes and four piece ensuite. There is a sizable guest bedroom, three further bedrooms and a family bathroom. The property benefits from a wider than average garden, double garage, and driveway parking. No onward chain complications.

- Double glazed uPVC windows and gas radiator heating
- Desirable cul-de-sac setting
- No onward chain

Situation

The ever-popular Pine Ridge is situated to the North West of the village within walking distance of the Heath Lake and its pleasant woodland walks around the lake. The development comprises a mix of two, three, four and five bedroom properties in a variety of styles. Crowthorne is ideally placed for commuters with M3 and M4 access as well as local railway links with Pine Ridge being equidistant of Crowthorne station and the village High Street with its array of shops, restaurants and amenities. There are also a variety of state/private schools for all age groups and several recognised beauty spots such as the National Trust 'Ridges' and Wildmoor Heath Nature Reserve.

Outside

To the front is a block paved driveway providing parking for two vehicles and leading to the double garage with light, power and a EV home charger. The private southwest facing garden is wider than you would typically find on this development. There is a combined patio and decked area, the remainder is laid to lawn with mature shrubs. The far end of the garden is ideal for providing a children's area for football goals and trampolines.

Energy Performance Rating

E

Council Tax Band

F

Local Authority

Wokingham Borough Council

Directions

From our Crowthorne office turn right onto Dukes Ride and at the crossroads turn right onto New Wokingham Road. Take the fifth turning right into The Conifers and then the first right again into a continuation of The Conifers. The property will be found toward the head of the cul-de-sac.



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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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