



Michael Hardy  
MICHAEL HARDY  
FOR SALE

*Michael Hardy*  
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RESIDENTIAL ESTATE AGENTS

3, Wentworth Close, Crowthorne, Berkshire, RG45 6UL

OIEO £550,000  
Freehold



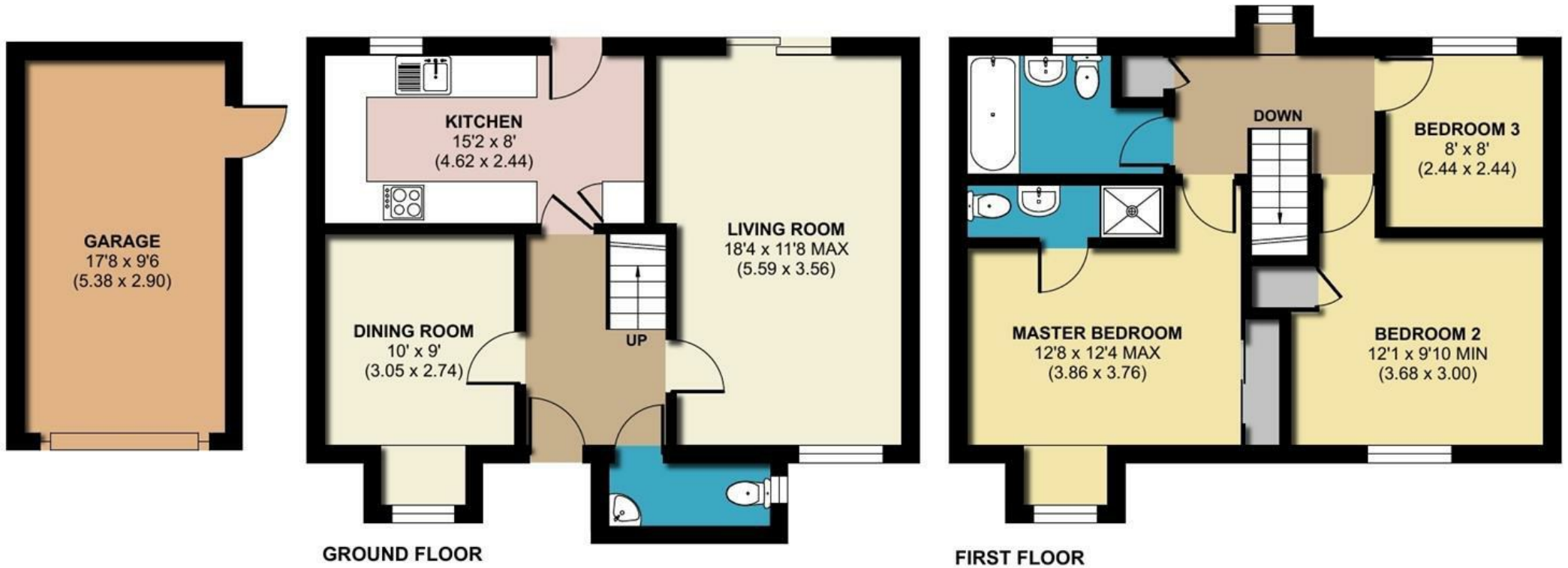
# Wentworth Close, Crowthorne

Approximate Area = 1066 sq ft / 99 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1234 sq ft / 114.6 sq m

For identification only - Not to scale





Presented in immaculate order throughout, and located in a small cul-de-sac which backs on to the prestigious East Berkshire Golf Course, a delightful three bedroom detached home which has recently undergone significant updating and improvement. The desirable accommodation comprises an entrance hallway, cloakroom, a stunning refitted contemporary kitchen which is yet to be used, a separate dining room and a dual aspect 18' living room. Upstairs comprises a spacious master bedroom with fitted wardrobes and a brand-new high quality ensuite, two further good sized bedrooms and a family bathroom. Further features include a secluded rear garden and a single garage with driveway parking. Viewing recommended for this no onward chain home.

- New boiler with 10 year guarantee
- Smart thermostats in each room
- New flooring throughout and full redecoration

#### **Situation**

Heathlake Park is a development built in the late 1980's and abuts the woodland of the Heathlake Nature Reserve and the East Berkshire Golf Course. The estate is between Crowthorne Railway Station and the High Street with its variety of shops and amenities and a short walk to the Tesco Express shopping parade.

#### **Outside**

The front is mainly laid to lawn with a courtesy path to the front door and driveway parking leading to the single garage with light and power. The secluded rear garden is fully enclosed with a hard standing area to the side or the property which contains a brick built bbq and is covered by a wooden pergola. The remainder of the property is mainly laid to lawn with well tended mature borders and a patio off the living room patio doors.

#### **Energy Performance Rating**

C

#### **Council Tax Band**

E

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

From our Crowthorne office turn right onto Dukes Ride and at the traffic lights turn right onto New Wokingham Road. Take the third left into Merryman Drive and the fourth right into Wentworth Close, the property can be found on the left hand side as indicated by our for sale sign.





### Residential Sales and Lettings

9 Broad Street,

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### Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

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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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