



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

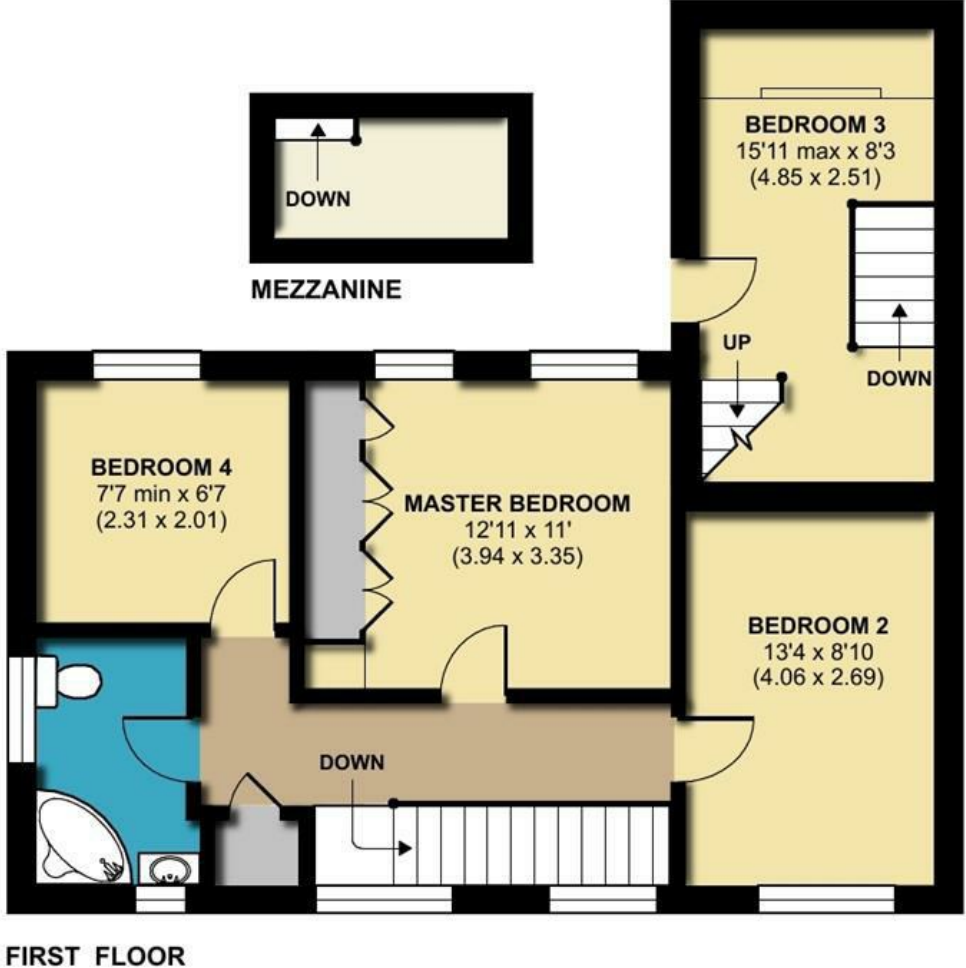
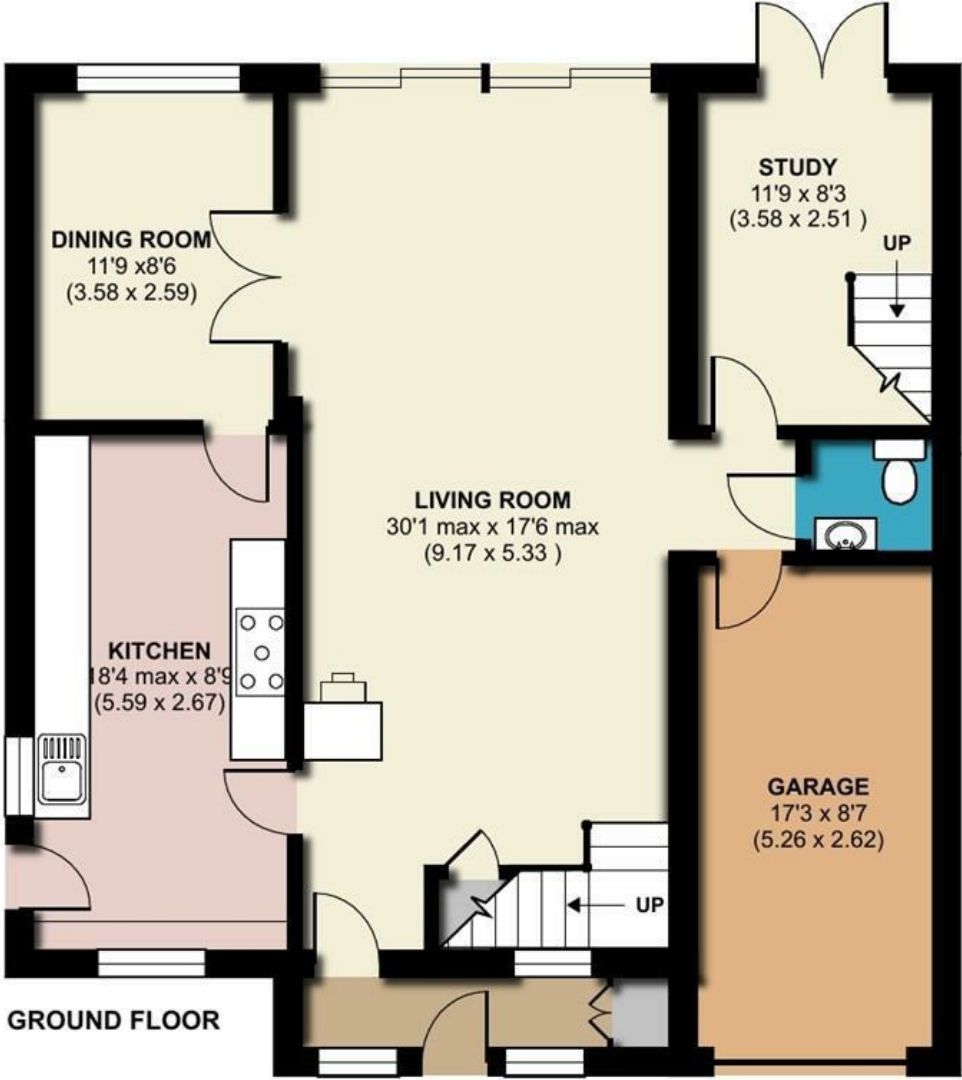
8, Grange Avenue, Crowthorne, Berkshire, RG45 6QG

£700,000
Freehold

Grange Avenue, Crowthorne

Approximate Area = 1761 sq ft / 163.5 sq m (includes attached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Michael Hardy. REF: 1089061



Located on a popular road within a short walk of the highly regarded Oaklands infant and junior schools, an extended four bedroom family home which benefits from a rear garden just shy of 100 ft. Accommodation comprises an entrance hallway, cloakroom, kitchen/breakfast room, a separate dining room, 30' living room and a study. On the first floor, three bedrooms and a family bathroom are accessed from the main staircase, the remaining bedroom is access of a second staircase off the study. The property further benefits from ample driveway parking and a single garage.

- Gas radiator heating.
- C 100 ft rear garden.
- Short walk to shops and schools.

Situation

This extended detached family home is located a short distance to the convenient 'Tesco Express' shopping parade and the highly regarded Oaklands Infant and Junior Schools. It is also within reasonable walking distance of the village High Street with its variety of stores, eateries and general amenities.

Outside

The front is mainly laid to lawn with driveway parking for three to four vehicles which leads to the single garage with light and power. The well-tended rear garden is secluded in nature and is just shy of 100ft in length with mature well stocked borders. To the rear of the garden is a wooden summer house and a separate timber shed.

Energy Performance Rating

C

Council Tax Band

E

Local Authority

Wokingham Borough Council

Directions

From our Crowthorne office turn right onto Dukes Ride and then first right into Wiltshire Avenue. At the end 'T' junction turn left onto Ellis Road and next right into Butler Road then next right into Grange Avenue where number 8 can be found a short distance along on the left.



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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