



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

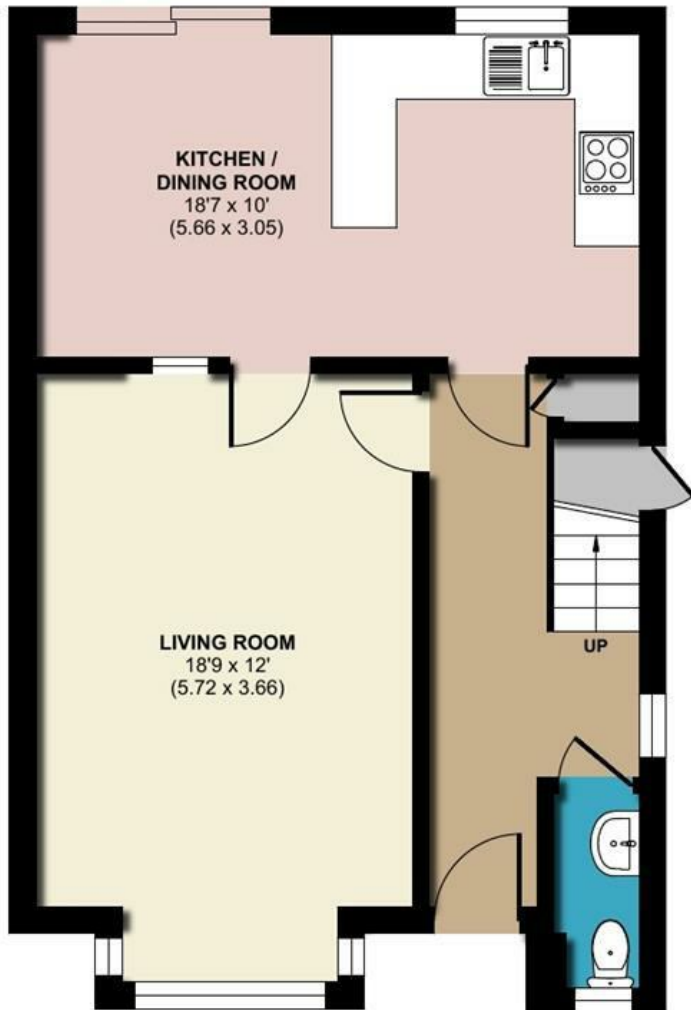
62, Cambridge Road, Crowthorne, Berkshire, RG45 7ER

£500,000
Freehold

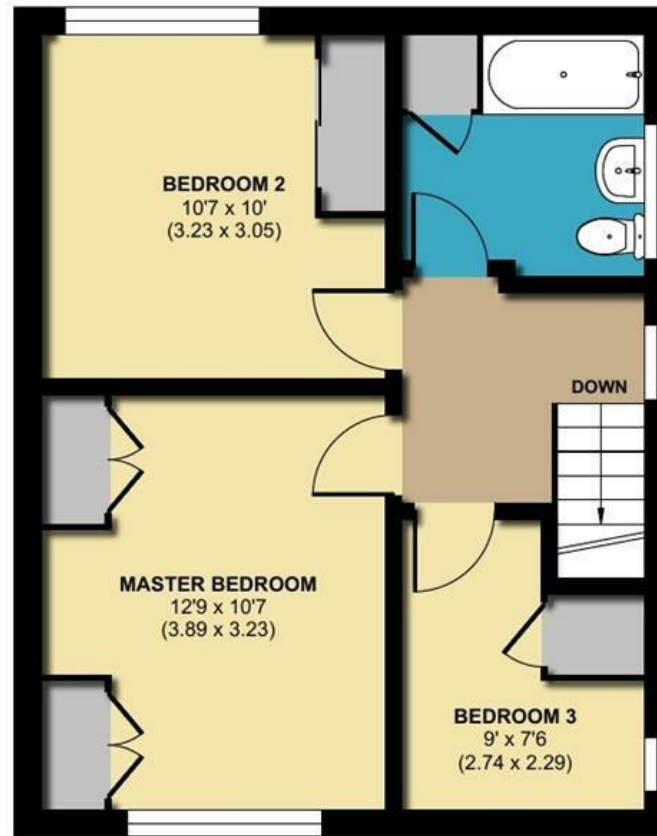
Cambridge Road, Crowthorne

Approximate Area = 974 sq ft / 90.4 sq m (excludes detached garage)

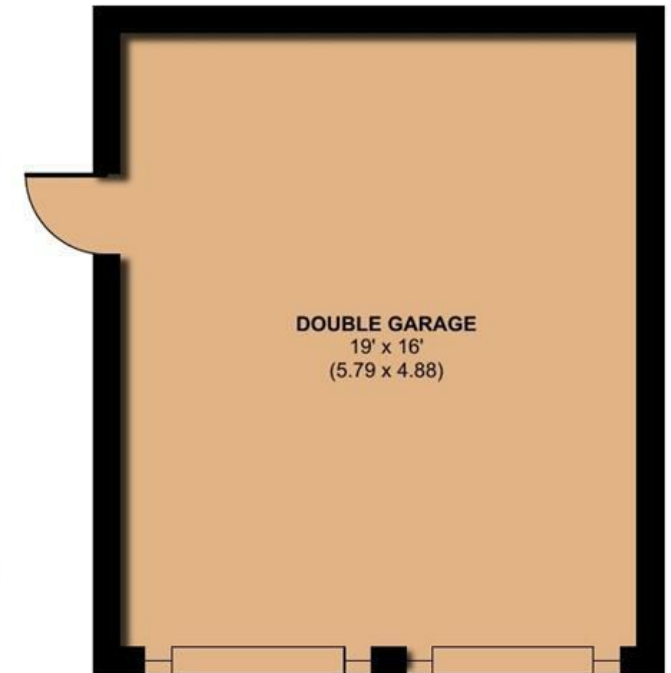
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





SOLD PRIOR TO MARKETING, similar properties required

Located in a desirable non estate setting, and offered to the market with no onward chain, a detached three bedroom which required updating and offers significant opportunity to improve and extend (subject to the usual planning permissions). Accommodation comprises an entrance hallway, cloakroom, 18' living room, and an open plan kitchen/diner. Upstairs there are three bedrooms and a family bathroom. The property further benefits from ample driveway parking, a double width garage and a secluded south facing rear garden.

- Potential to improve and extend (STPP)
- Short walk to village centre
- Vacant possession

Situation

This desirable detached home with scope for improvement and possible extension (STPP), is conveniently located a short walk to the village High Street with its array of shops, restaurants and amenities. Edgbarrow Comprehensive School, the Wildmoor Heath Nature Reserve and Wellington College are also within a reasonable stroll too.

Outside

To the front is a block paved driveway providing parking for several vehicles leading to the double width garage. Side access opens to the rear secluded south facing garden with a patio and the remainder laid to lawn.

Energy Performance Rating
D

Council Tax Band
Bracknell Forest Council

Local Authority
E (Subject to change)

Directions

From our Crowthorne office turn left onto Dukes Ride and at the roundabout turn right into the High Street. Take the second left into Cambridge Road where the property will be found towards the end of the road on the right hand side as indicated by our 'for sale' sign.



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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