



*Michael Hardy*  
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RESIDENTIAL ESTATE AGENTS

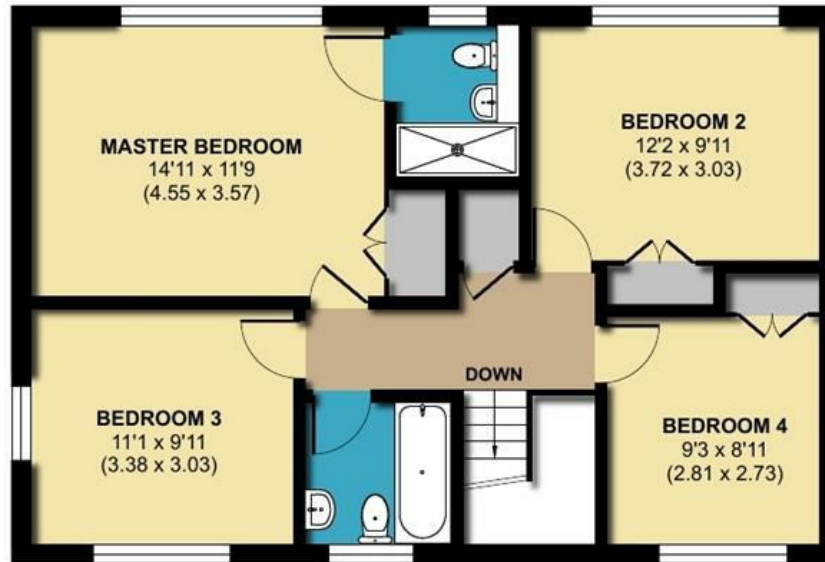
1, The Brambles, Crowthorne, Berkshire, RG45 6EF

£750,000  
Freehold

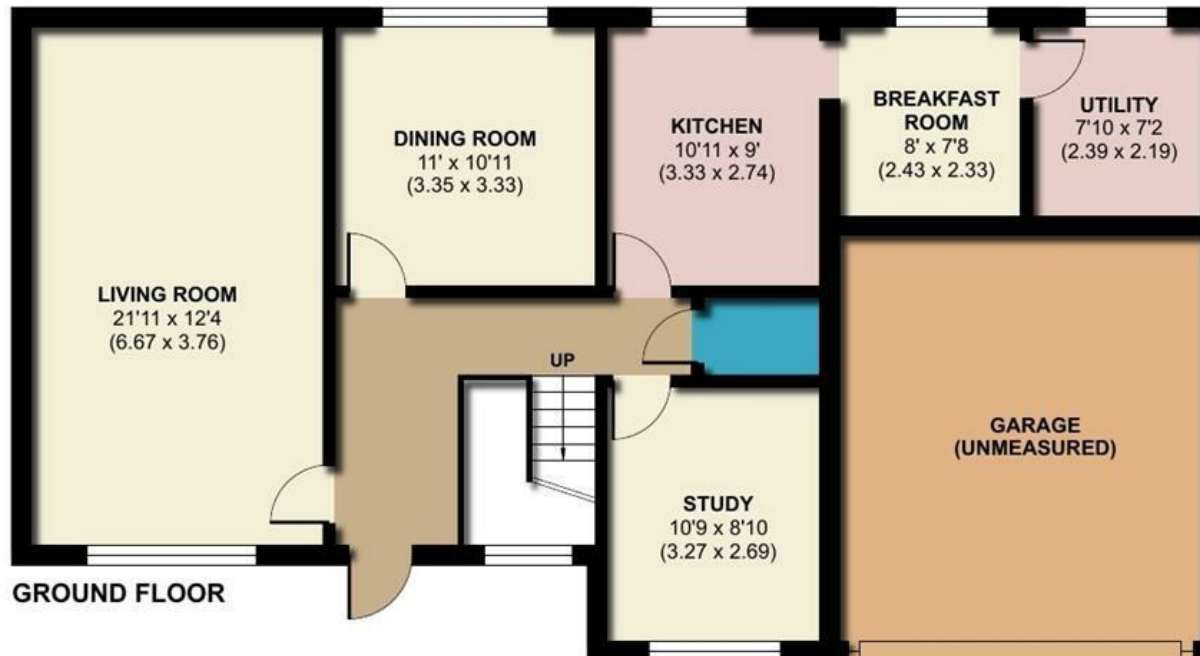
# The Brambles, Crowthorne

Approximate Area = 1622 sq ft / 150.6 sq m (excludes garage)

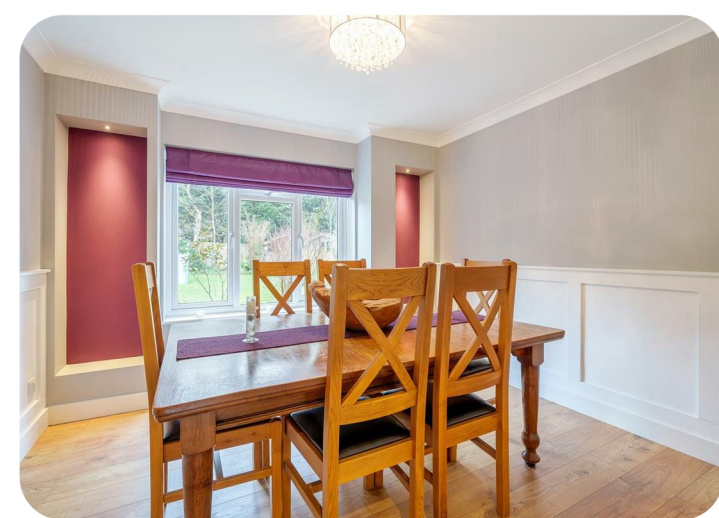
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



A desirable detached family home located in a quiet no through road within easy reach of Crowthorne train station and local amenities. The current owners have significantly improved the property during their ownership and accommodation comprises as follows; entrance hallway, cloakroom, a stunning kitchen/dining room with separate utility, a dual aspect living room and a separate dining room and study. Upstairs you will find four generous sized bedrooms with the master benefitting from a modern ensuite and a separate tastefully updated family bathroom. The property benefits from a sizeable rear garden which is ideal for families and a double width garage with ample parking.

- Replacement uPVC double glazed windows and doors
- Gas radiator heating system
- Sizeable private rear garden

#### **Situation**

The Brambles is ideally located just off the Lower Wokingham Road approximately 1.5 miles to the west of the sought after Crowthorne village yet only just over 3 miles away from Wokingham town centre. Easy access for commuting comes from being equidistant between the M4 and M3 motorways and is additionally facilitated due to the house being placed within walking distance of Crowthorne railway station.

#### **Outside**

The front is mainly laid to lawn with driveway parking for two vehicles which leads to the double width garage with electric roller door. The rear west facing garden is fully enclosed and offers a sizeable patio leading a lawn area and vegetable garden. There are well stocked flower and shrub border and to the right hand corner you will find a timber built garden shed and summer house.

#### **Energy Performance Rating**

D

#### **Council Tax Band**

F

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

From our Crowthorne office turn right onto Dukes Ride and proceed through the New Wokingham Road traffic lights. Upon reaching the next "Wellingtonia" roundabout turn right into Lower Wokingham Road. Proceed for approximately half a mile and take the first right into Bramley Grove. At the 'T' junction turn left, the road turns into 'The Brambles' where the property will be found immediately on your left



## Residential Sales and Lettings

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## Crowthorne Sales

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Tel: 01344 779 999

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Ref: 17460926 | Folio: C5656 | 4th March 2024

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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