



1, The Brambles
Crowthorne
Berkshire, RG45 6EF

£725,000 Freehold



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

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.

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.

Council Tax Band: F
Local Authority: Wokingham Borough Council
Energy Performance Rating: D

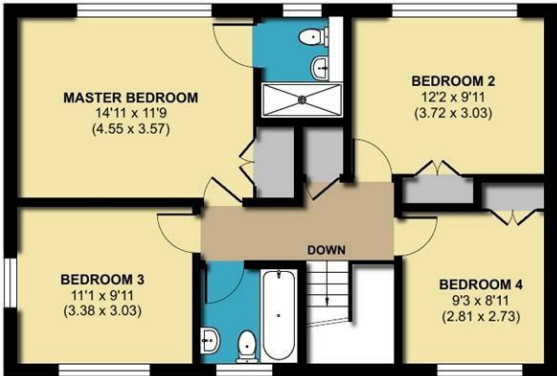




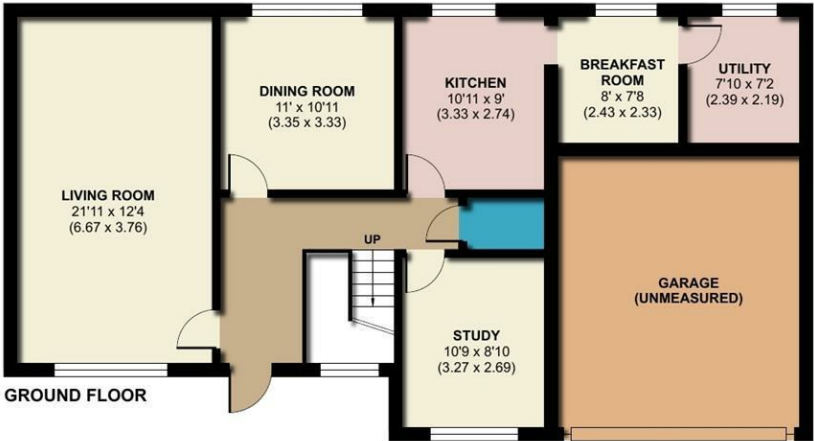
The Brambles, Crowthorne

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

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Michael Hardy. REF: 954563

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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