



**14, The Brambles, Crowthorne,
Berkshire, RG45 6EF**

£640,000 Freehold



OFFERED TO THE MARKET WITH NO ONWARD CHAIN, a well presented four bedroom detached home which has been significantly improved by the current owners. Accommodation comprises an entrance hallway, a tasteful refitted cloakroom, a study/dining room, fitted kitchen, a spacious 'L' shaped living/dining room. There is a playroom and utility which have been converted from the rear part of the tandem garage. Upstairs you will find a master bedroom with fitted wardrobes and contemporary refitted ensuite, three further good sized bedrooms and a stunning refitted family bathroom. Further features include a well-tended rear garden, driveway parking and single garage.

- uPVC double glazed windows and gas radiator heating
- Added bonus of a playroom/extra reception
- Refitted cloakroom, ensuite and family bathroom





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 3.3 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 the Crowthorne railway station, shops, bakery and coffee shops.

Outside

To the front is a block paved drive providing parking for two vehicles and leading to the single garage with light and power. The rear garden is fully enclosed with a patio area and the remainder laid to lawn.

Energy Performance Rating

D

Council Tax Band

F

Local Authority

Wokingham Borough Council

Directions

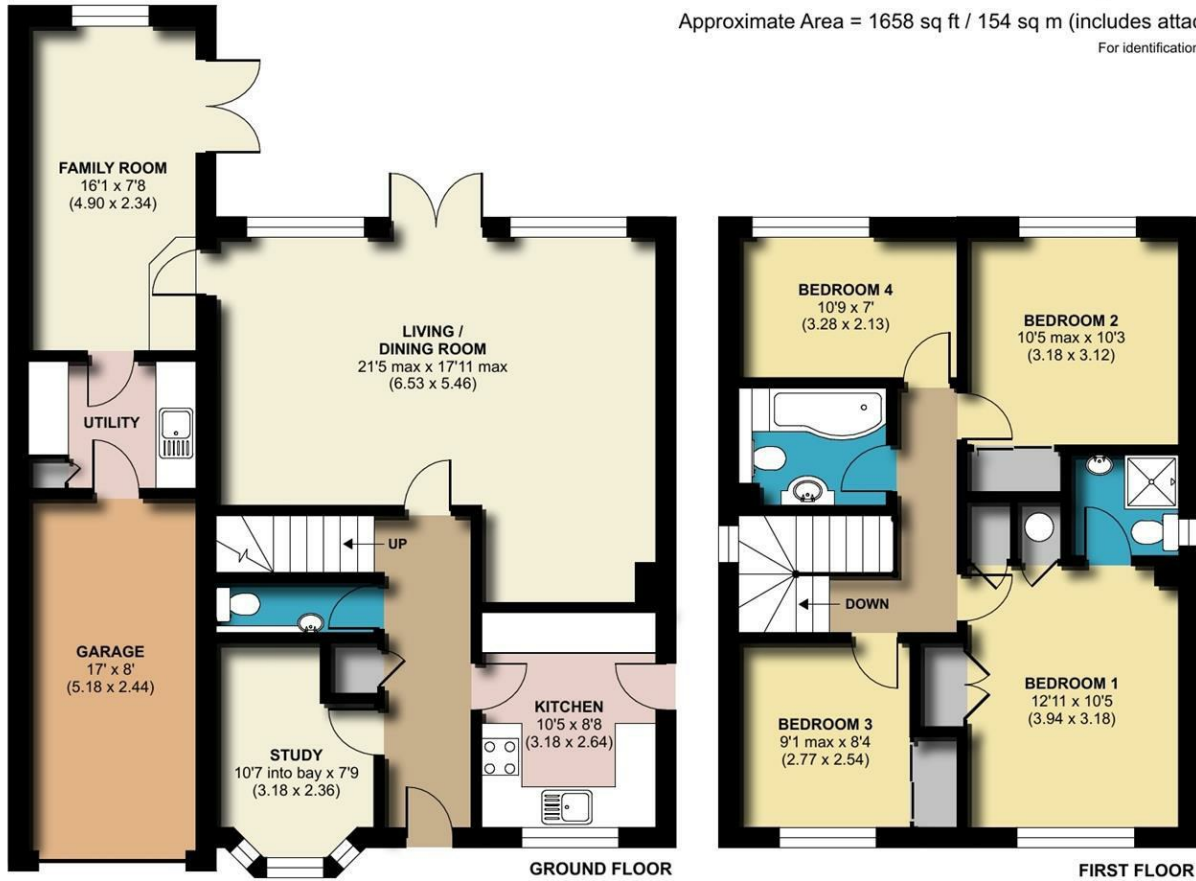
From our Crowthorne office turn right onto Dukes Ride and proceed through the New Wokingham Road traffic lights. Upon reaching the next 'Wellingtonia' roundabout turn right into Lower Wokingham Road. Proceed for about half of a mile and take the first right into Bramley Grove and at the T junction turn left into a continuation of Bramley Grove which will then become The Brambles where number 14 is along on the right hand side.



The Brambles, Crowthorne

Approximate Area = 1658 sq ft / 154 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). © nchecon 2024. Produced for Michael Hardy. REF: 1089547

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

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, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

Ref: 15287546 | Folio: C5770 | 4th March 2024