



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

Woodlanders, Talisman Close, Crowthorne, Berkshire, RG45 6JE

£1,225,000
Freehold

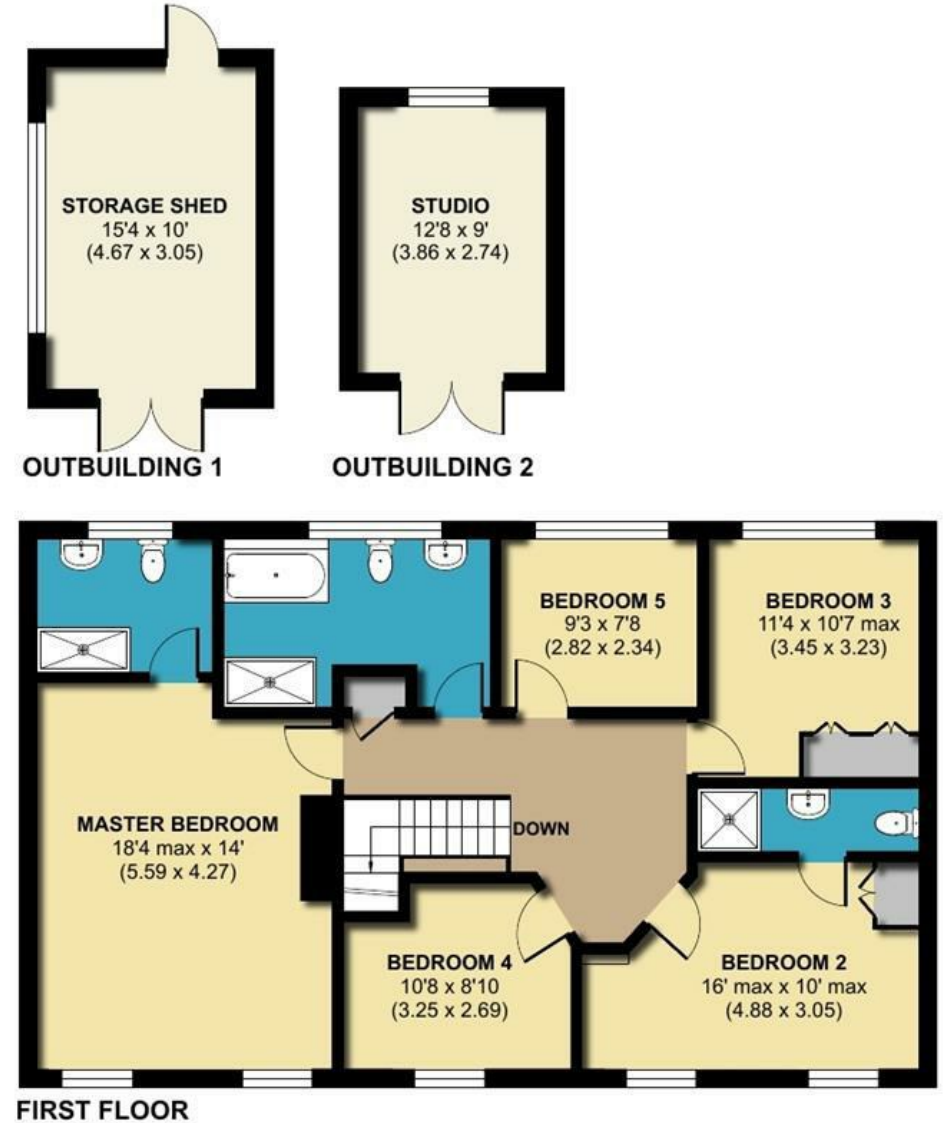
Talisman Close, Crowthorne

Approximate Area = 2374 sq ft / 220.5 sq m (excludes detached garage)

Outbuildings = 267 sq ft / 24.8 sq m

Total = 2641 sq ft / 245.3 sq m

For identification only - Not to scale





Located in a desirable exclusive cul-de-sac, an impressive flint fronted, five bedroom Charles Church home which is offered to the market with no onward chain. Accommodation comprises an entrance hallway, cloakroom, 25' living room, family room/study, a separate dining room, utility room, and a 24' kitchen/breakfast room with a wood burner providing a focal point of the room. Upstairs you will find an impressive master suite with fitted wardrobes and a modern updated shower room. The guest bedroom also benefits from an en-suite shower room, and there are three further bedrooms, and a spacious four piece family bathroom suite. This delightful home further benefits from a west facing rear garden with a purpose-built studio, driveway parking and a double width garage.

- Gas radiator heating, solar panels and electric car charger
- Desirable location within a short walk of the train station and woodland
- No onward chain

Situation

Talisman Close is situated approximately one mile to the west of Crowthorne village and a few hundred yards from Crowthorne railway station. This executive home is also a short drive from Reading, Bracknell and Camberley providing easy access to the M3 and M4 motorways. There are also a variety of state/private schools for all age groups and several recognised beauty spots such as Simons Woods, Wellington College and the Ridges National Trust land is also within easy reach.

Outside

The property sits in a private cul-de-sac of just three houses, located at the end of Talisman Close. To the front is a double garage with driveway parking. Side access opens to the private rear garden which measures c.100' in width and comprises a sizeable patio with the remainder laid to lawn. To the side of the property is a purpose-built studio which could provide a hobby room or home office. In addition, there is a sizeable storage shed to the rear of the garage.

Energy Performance Rating

B

Council Tax Band

G

Local Authority

Wokingham Borough Council

Directions

From our Crowthorne office turn right onto Dukes Ride and at the New Wokingham Road traffic lights continue straight across and after about a mile, Crowthorne railway station will be on the left. Pass the station and at the roundabout take the third exit, heading north, into Lower Wokingham Road toward Wokingham. Talisman Close will be found as the first turning on the left with 'Woodlanders' toward the end of the cul-de-sac.



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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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