



5, Sweetbriar, Crowthorne, Berkshire, RG45 6TJ

£425,000
Freehold

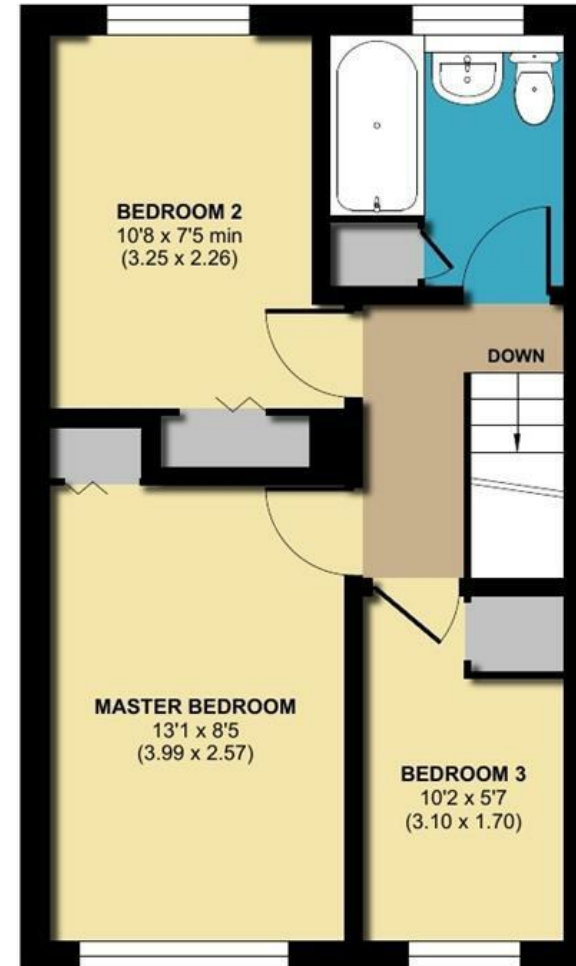
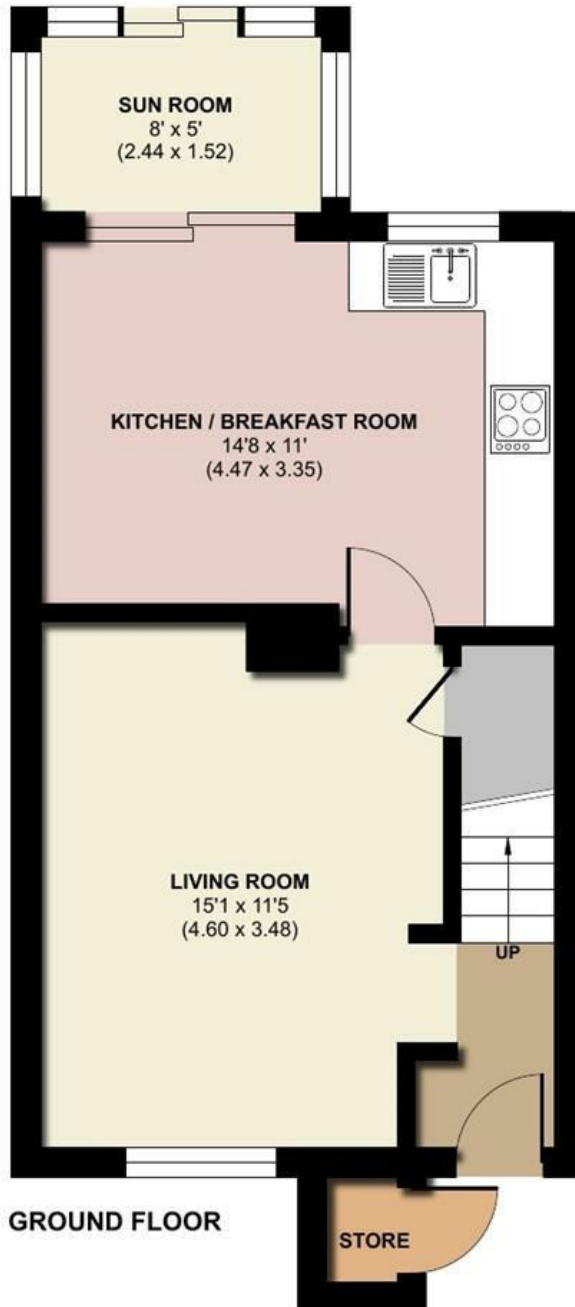
Sweetbriar, Crowthorne

Approximate Area = 805 sq ft / 74.7 sq m

Store = 6 sq ft / 0.5 sq m

Total = 811 sq ft / 75.3 sq m

For identification only - Not to scale





Offered to the market with no onward chain, a three bedroom end of terrace home which is positioned on a larger than average plot and benefits from a sizeable rear garden and a single garage with an allocated parking space. Located in the popular area of Heathlake Park, the accommodation comprises as follows; entrance hallway, 15' living room, a modern 14' kitchen/breakfast room, and a glass sunroom. Upstairs you will find three bedrooms and a three-piece white bathroom suite. The property would make an excellent investment, first purchase or could be ideal for downsizers.

- A stones throw from the lake and woodland
- uPVC double glazed windows
- One allocated parking space and a single garage

Situation

Built in the late 1980s, Heathlake Park is an attractive development of homes which abuts the East Berkshire Golf Course. It is situated to the North of Crowthorne, broadly equidistant to Crowthorne Railway Station and the High Street with its variety of shops and amenities and is a conveniently short walk to the Tesco Express shopping parade. This particular home is adjacent from the delightful woodland and 100 yards from the picturesque lake of the Heathlake nature reserve.

Outside

The front is mainly laid to lawn with steps leading to the front door and outside storage cupboard. A side gate opens to the generous corner plot rear garden which is mainly laid to lawn with patio and mature foliage. There is a pleasant, wooded backdrop to the side and a timber-built garden shed. Further benefits include a single garage and a allocated private parking space.

Energy Performance Rating

D

Council Tax Band

D

Local Authority

Wokingham Borough Council

Directions

From our Crowthorne office turn right onto Dukes Ride, at the traffic lights turn right on the New Wokingham Road. Take the third left hand turning into Merryman Drive and 2nd right into Greenfield Way. Follow the road towards the end where Sweet Briar will be found on your right hand side as indicated by our for sale sign.



Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

Michael Hardy

MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

www.michael-hardy.co.uk

Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

crowthorne@michael-hardy.co.uk

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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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