



12, Larkwood Drive  
Crowthorne  
Berkshire, RG45 6RL

**OIEO £535,000 Freehold**





NO ONWARD CHAIN. Situated within a short walk of the village High Street and presented in excellent order throughout, a three bedroom detached bungalow on a sizeable plot with the benefit of agreed planning permission to extend. Accommodation comprises an entrance hallway, living room with gas fireplace, a modern kitchen with quartz work surfaces, three bedrooms (wardrobes included in the sale price for bedroom one and two) and a modern family bathroom. Further features include driveway parking for two vehicles and a secluded rear garden measuring approximately 70ft in length.

- uPVC double glazed windows
- Podpoint electric car charger

- Gas radiator heating
- Planning permission to extend (WBC planning number 232124)







## Situation

A stunning detached bungalow located about a quarter of a mile from Crowthorne village. Larkswood Drive is a quiet road just off Pinewood Avenue with a variety of detached properties built in the 1960's and 70's. Nearby landmarks and beauty spots include the Heathlake Nature Reserve, National Trust 'Ridges', Wellington College, Wildmoor Heath Nature Reserve and Bucklers Park Nature Park.

## Outside

To the front is driveway parking for two vehicles, the remainder is mainly laid to lawn. The secluded rear garden is fully enclosed and measure approximately 70ft in length. There is a spacious patio with the remainder of the garden laid to lawn with mature foliage and a metal shed to the rear which is included within the sale price

## Energy Performance Rating

D

## Council Tax Band

D (Subject to Change)

## Local Authority

Wokingham Borough Council

## Directions

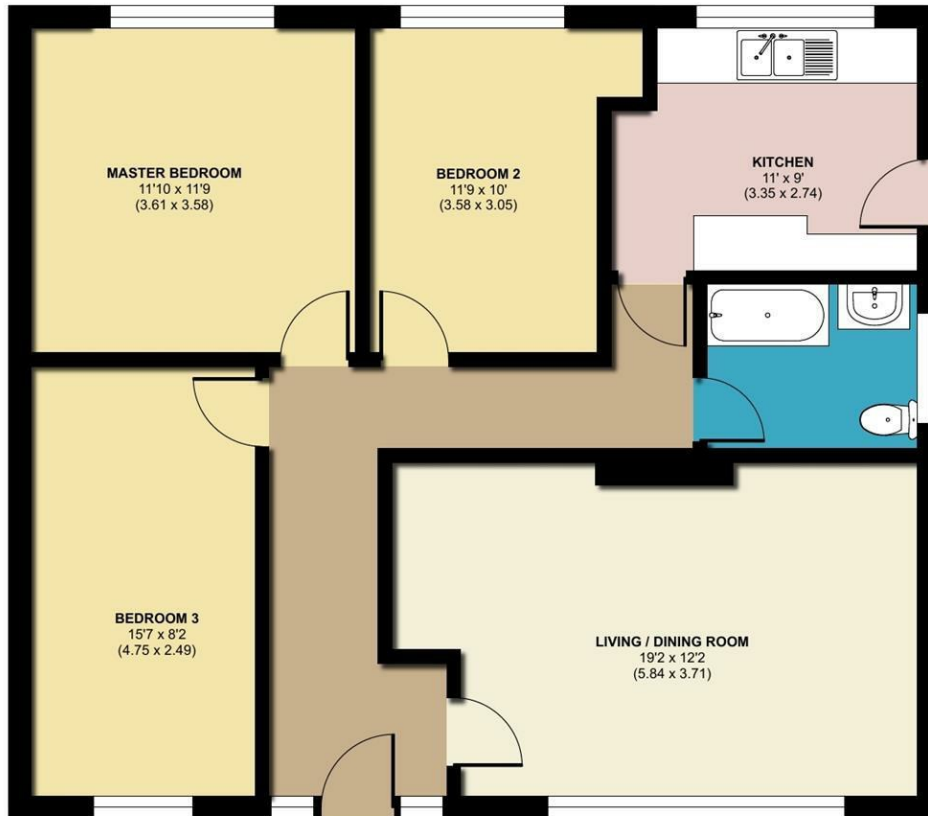
From our Crowthorne office turn left on to Dukes Ride and at the roundabout left again into Bracknell Road. Turn immediately left into Pinewood Avenue, left into Larkswood Drive where number 12 will be found shortly on your right hand side.



## Larkwood Drive, Crowthorne, RG45

Approximate Area = 905 sq ft / 84 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Michael Hardy. REF: 1095795

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

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