

Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

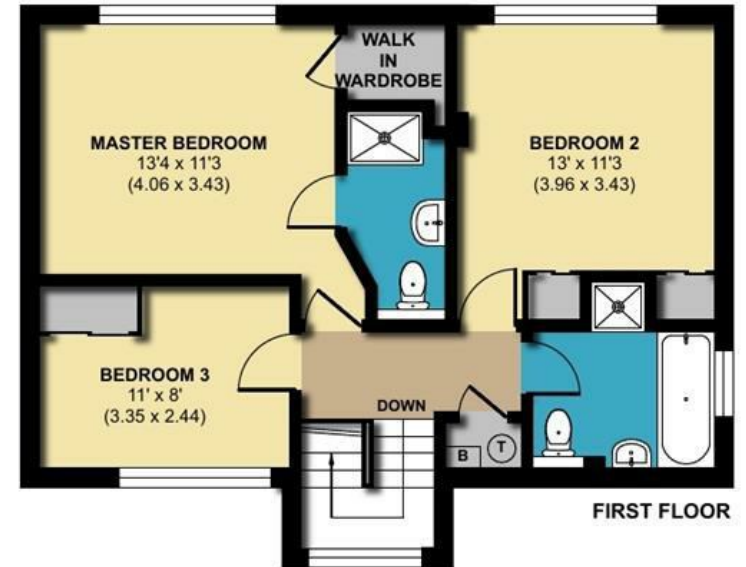
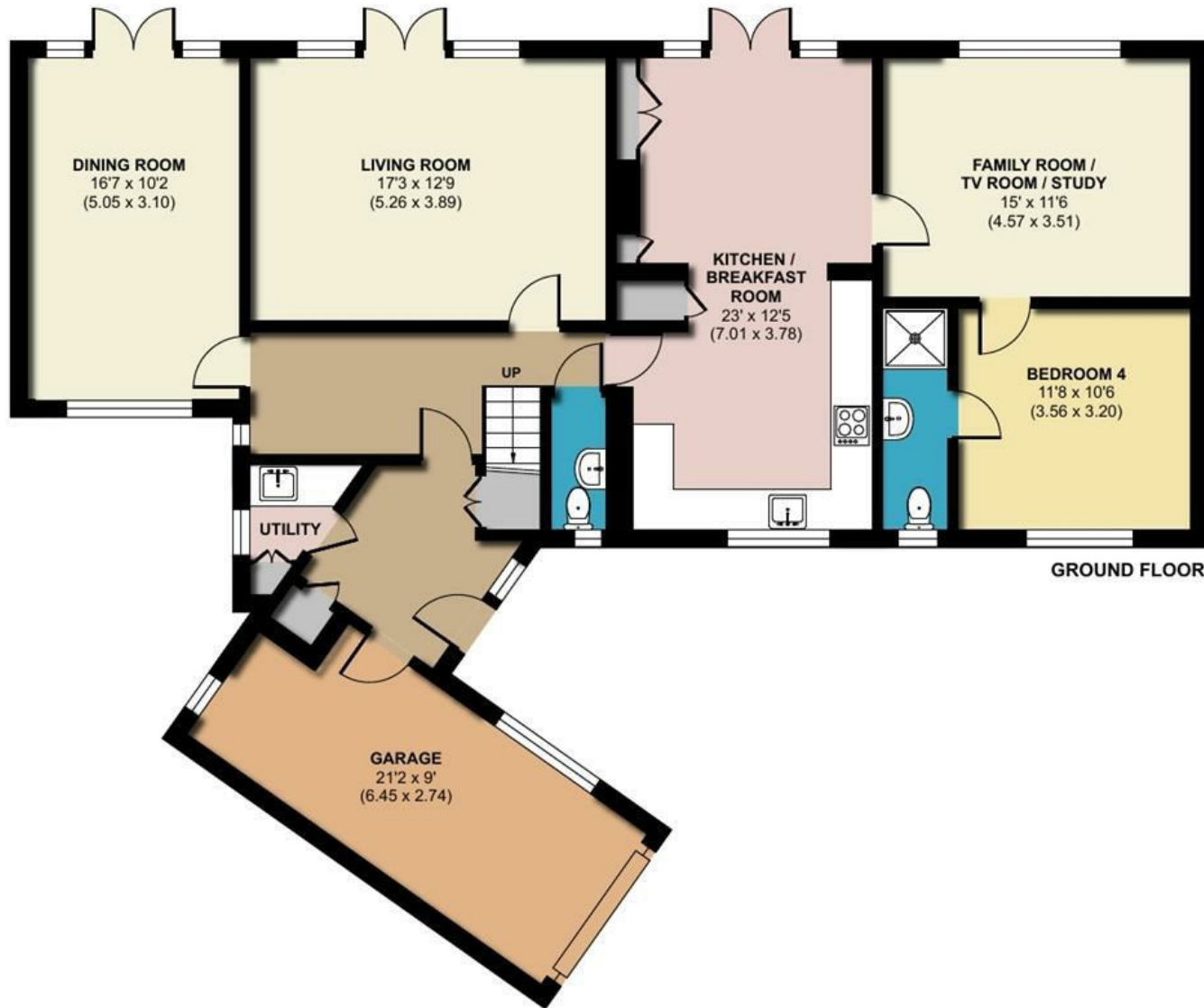
26, Linkway, Crowthorne, Berkshire, RG45 6ES

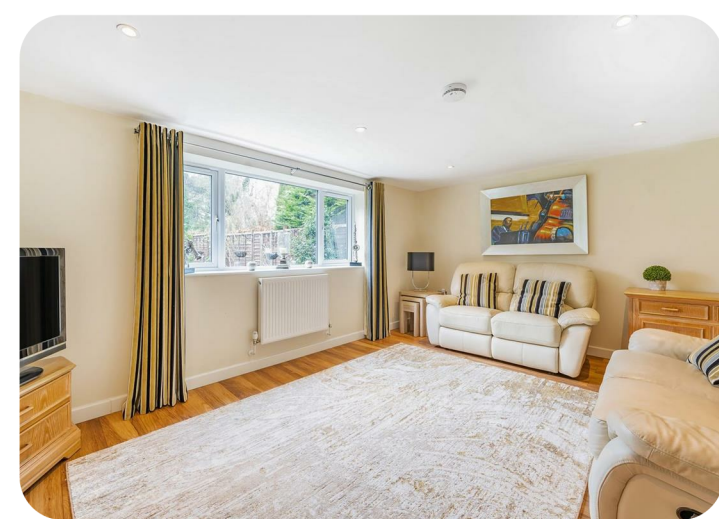
OIEO £850,000
Freehold

Linkway, Crowthorne

Approximate Area = 2083 sq ft / 193.5 sq m (includes garage)

For identification only - Not to scale





Located in the favourable area of Edgcombe Park, a stunning four bedroom detached home which is offered to the market in immaculate order throughout. The accommodation which has been significantly improved by the current owner comprises an entrance hallway, a modern cloakroom, a utility room, living room, a stylish and refitted spacious kitchen/breakfast room with integrated appliances and patio doors to the garden, a separate dining room and a family/TV room/home office. In addition, there is a ground floor bedroom with a modern ensuite. Upstairs there is a master bedroom with walk in wardrobe and a delightful ensuite, two further bedrooms and a spacious modern four piece family bathroom. The property benefits from a generous frontage with ample driveway parking and single garage and a secluded south facing rear garden.

- Modernised throughout to a very high standard
- Versatile accommodation and opportunity to create an annexe
- Gas radiator heating and uPVC double glazed windows

Situation

Linkway is one of most desirable roads on the development. Edgcombe Park is a popular award winning development of apartments, bungalows, chalets and houses constructed by Renway homes in the late 1950's and 60's. The estate is equidistant to Crowthorne village and the railway station and abuts East Berkshire golf course to the north west.

Outside

The property sits well back from the road with a sizeable driveway providing parking for numerous vehicles leading to the single garage with light and power. The remainder of the front has a hard standing area, outside lighting and laid to lawn. The stunning south facing rear garden offers a great deal of seclusion with a sizeable patio to the rear of the property and a further patio to the rear of the garden with a metal pergola and the power, which is an ideal place to entertain or catch the evening sun. The majority of the garden is laid to lawn with mature foliage.

Energy Performance Rating

C

Council Tax Band

F (Subject to change)

Local Authority

Wokingham Borough Council

Direction

From our Crowthorne office turn right on to Dukes Ride and at the New Wokingham Road traffic lights proceed straight through continuing on Dukes Ride. After c.400 metres take the second right into Edgcombe Park Drive. Take the fifth turn left into Linkway, the property will be on the left hand side as indicated by our for 'for sale' sign.



Residential Sales and Lettings

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Ref: 15619868 | Folio: C5785 | 22nd March 2024

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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