

*M Hardy*  
MICHAEL HARDY  
RESIDENTIAL ESTATE AGENTS

19, Arlott Green, Crowthorne, Berkshire, RG45 7FG

OIEO £520,000  
Freehold

# Arlott Green, Crowthorne

Approximate Area = 1148 sq ft / 106.6 sq m

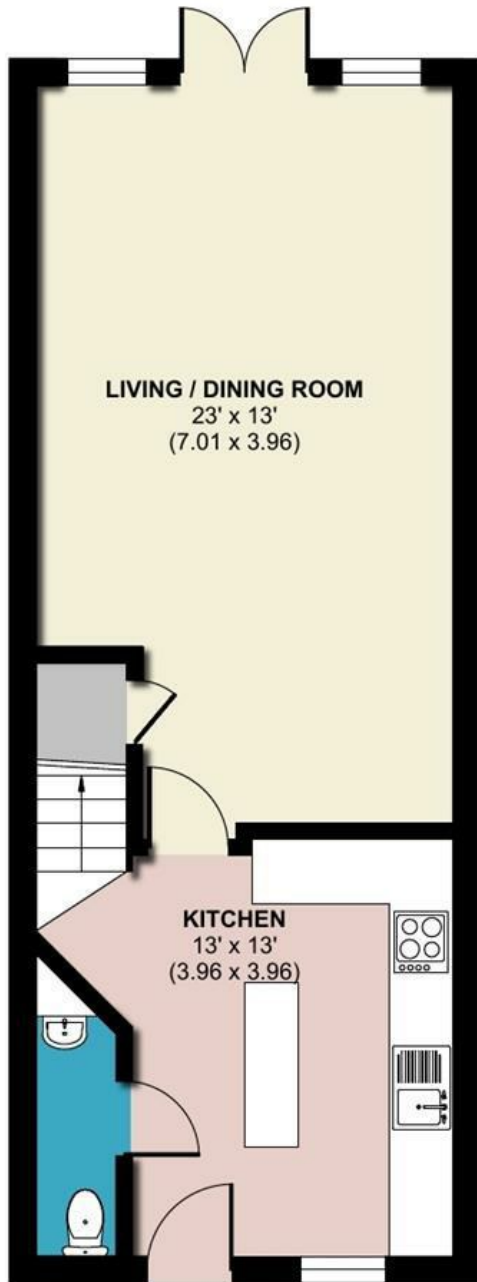
Limited Use Area(s) = 38 sq ft / 3.5 sq m

Outbuilding = 97 sq ft / 9 sq m

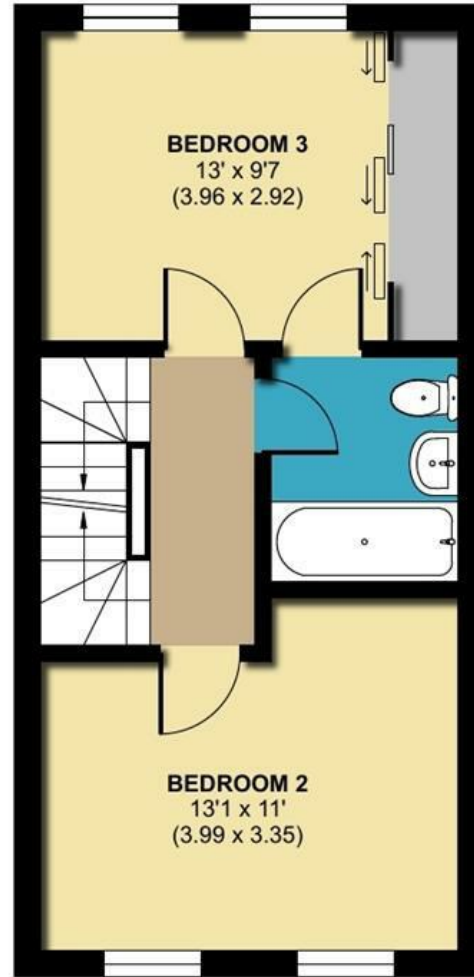
Total = 1283 sq ft / 119.1 sq m

For identification only - Not to scale

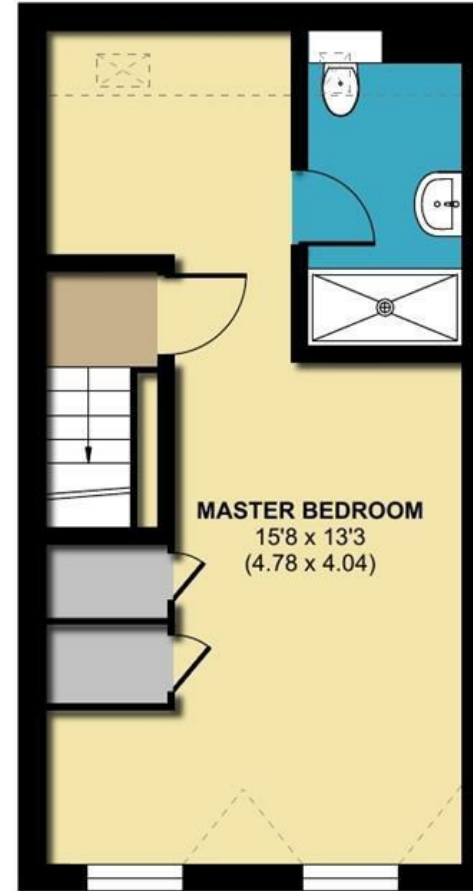
Denotes restricted head height



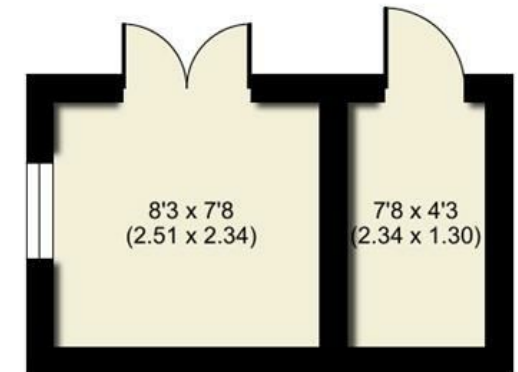
GROUND FLOOR



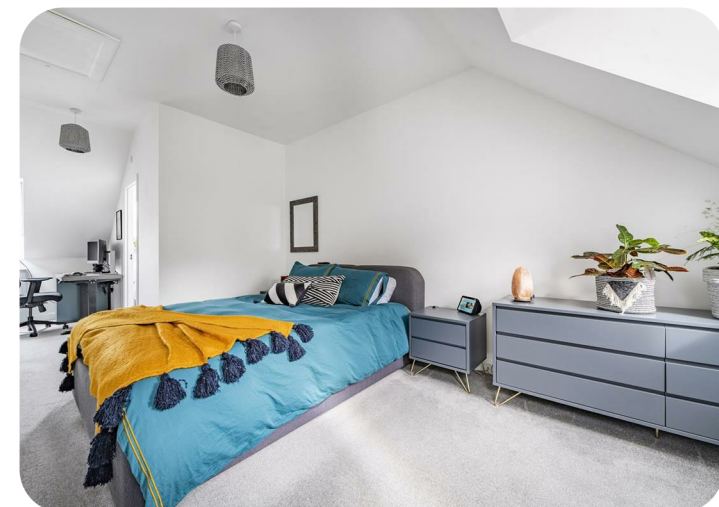
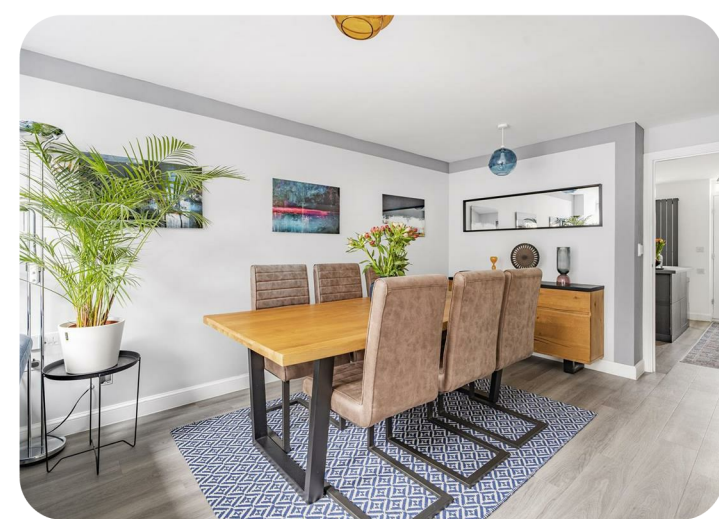
FIRST FLOOR



SECOND FLOOR



OUTBUILDING



Presented to the market in immaculate order and located in a small cul-de-sac with a wooded view to the front, a stunning three bedroom semi-detached townhouse. Accommodation comprises an entrance hallway which is now open plan to the contemporary kitchen, there is a modern cloakroom and a delightful open plan living/dining room with partially vaulted ceiling and patio doors to the impressive landscaped garden. The first floor comprises a double bedroom with fitted wardrobes with access to a 'jack and jill' family bathroom. The second bedroom on this floor is currently set up as office/TV room. The sizeable master bedroom on the top floor benefits from a dressing area and lovely ensuite. The property further benefits from two allocated parking spaces and a sizeable outbuilding.

- uPVC double glazed windows
- Radiator heating system

### Situation

Cricket Field Grove is one of the later developments in Crowthorne, built by Barratt Homes to exacting standards and ideally located within easy reach of the village and local woodland. Good local schools are available at all levels and the development comprises a pleasant mix of property styles.

### Outside

To the front there are two allocated parking spaces (#43) and a courtesy path to the front door with an electrical vehicle charging point. The recently landscaped rear garden offers an impressive entertaining space with a combination of decking and patio, and raised planters. There is a tasteful bin storage cupboard and an impressive outbuilding which is split into a small storage shed and a useable office. There is an annual management charge of c.£235.46. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

### Energy Performance Rating

B

### Council Tax Band

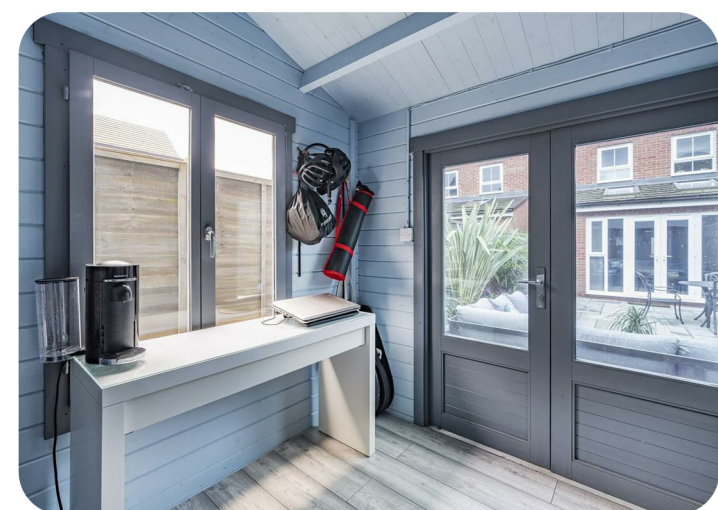
E

### Local Authority

Bracknell Forest Council

### Directions

Turn left out of our Michael Hardy Office onto Dukes Ride and then bear left at the roundabout onto the B3348, almost immediately turn right into Upper Broadmoor Road, as the road forks, bear to the right continuing to the very top of the road. At the roundabout turn right and almost immediately right again into Crick Field Grove. Take the 1st left into Arlott Green and follow the road round to the right, at the 'T' junction bear left where the property will be found on your left hand side.



## Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk)

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## Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

[crowthorne@michael-hardy.co.uk](mailto:crowthorne@michael-hardy.co.uk)

Ref: 17950767 | Folio: C5788 | 27th March 2023

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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