



Michael Hardy
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RESIDENTIAL ESTATE AGENTS

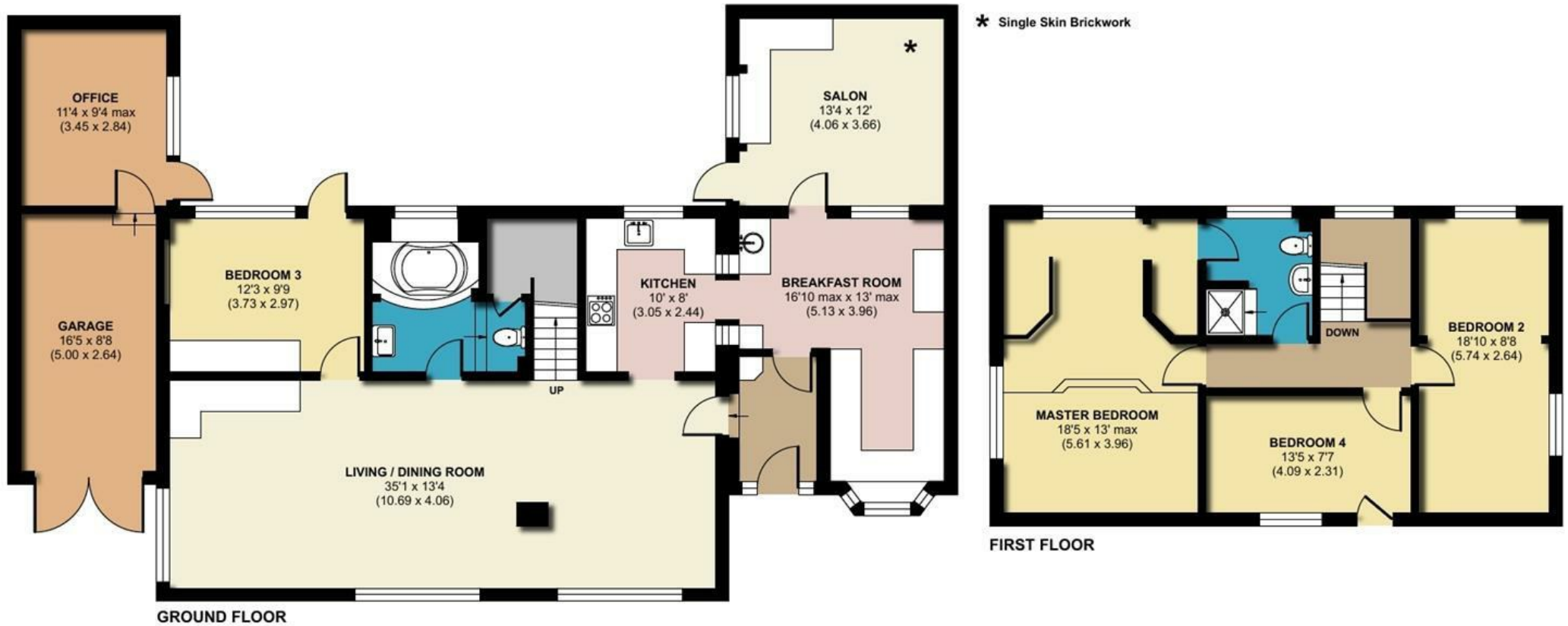
38, Parkway, Crowthorne, Berkshire, RG45 6EW

OIEO £800,000
Freehold

Parkway, Crowthorne, RG45

Approximate Area = 2165 sq ft / 201.1 sq m (includes attached garage)

For identification only - Not to scale





Offering over 2,000 sq.ft. of accommodation and sat on a plot of c.1/5 acre, a spacious four bedroom detached home located in the highly popular area of Edgcombe Park. Accommodation comprises an entrance hallway, kitchen/breakfast room, salon room, a 35' living/dining room, ground floor bedroom and bathroom and an externally accessed office. Upstairs there are three bedrooms (master benefiting from walk in wardrobes) and a family bathroom. Further features include a single garage, driveway parking and a generous sized garden.

- Gas radiator heating
- Plot C. 1/5 acre

Situation

Parkway is located on the highly desirable Edgcombe Park which is a popular award winning development of apartments, bungalows, chalets and houses constructed by Renway Homes during 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 front is mainly laid to lawn with twin driveways and a single garage with light and power. The east facing rear garden is mainly laid to lawn with mature foliage and raised bed borders.

Energy Performance Rating

D

Council Tax Band

F (Subject to change)

Local Authority

Wokingham Borough Council

Directions

From our Crowthorne office turn right onto Dukes Ride and at the New Wokingham Road traffic lights turn right onto New Wokingham Road and then the second left into Edgcombe Park Drive. Take the first left into Parkway where number 38 will be found on the left hand side as indicated by our 'for sale' sign



Residential Sales and Lettings

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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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