



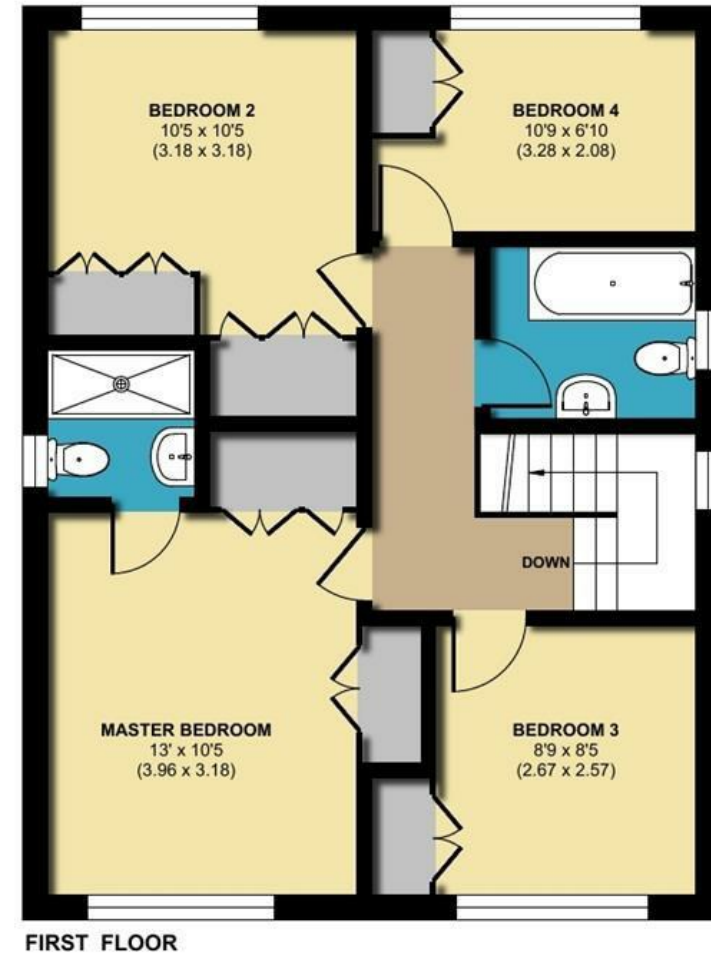
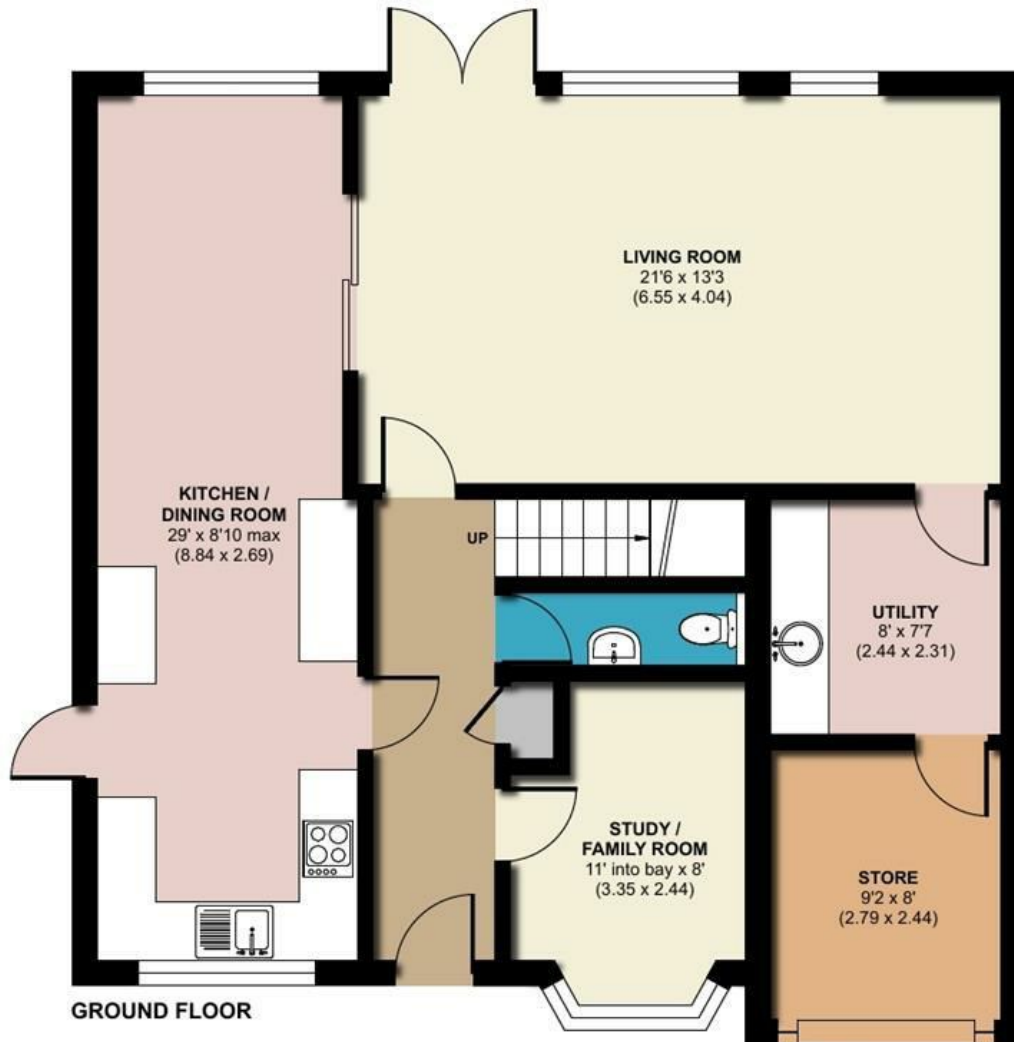
Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

7, The Brambles, Crowthorne, Berkshire, RG45 6EF OIEO £650,000
Freehold

The Brambles, Crowthorne

Approximate Area = 1557 sq ft / 144.6 sq m (includes store)

For identification only - Not to scale





Having been significantly improved by the current owners, a stunning four bedroom detached home which had undergone an extension and internal reconfiguration to enhance the layout. Accommodation comprises an entrance hallway, modern cloakroom, study/family room with bay window, a stunning shaker style open plan kitchen/dining room with the benefit of sliding pocket doors which open to the spacious living room. There is also a separate utility room which has utilised part of the garage space. Upstairs there is a master bedroom with fitted wardrobes and a tasteful modern ensuite, three further bedrooms and a stylish updated family bathroom. Further features include ample driveway parking and a private rear garden.

- uPVC double glazed windows and gas radiator heating
- Desirable position in the road

Situation

The Brambles is ideally located just off the Lower Wokingham Road approximately 1.5 miles to the west of the sought after Crowthorne village yet only 3.3 miles away from Wokingham town centre. Easy access for commuting comes from being equidistant between the M4 and M3 motorways and is additionally facilitated due to the house being placed within walking distance of the Crowthorne railway station, shops, bakery and coffee shops.

Outside

The front is laid to a block paved driveway providing parking for a number of vehicles. The single garage has now been partially converted to provide a utility room. The rear garden is fully enclosed by a combination of panel fencing and brick wall.

Energy Performance Rating

C

Council Tax Band

E

Local Authority

Wokingham Borough Council

Directions

From our Crowthorne office turn right onto Dukes Ride and proceed through the New Wokingham Road traffic lights. Upon reaching the next 'Wellingtonia' roundabout turn right into Lower Wokingham Road. Proceed for about half of a mile and take the first right into Bramley Grove and at the T junction turn left into a continuation of Bramley Grove which will then become The Brambles. Number 7 will be found on the left hand side.



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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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