



Michael Hardy

MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

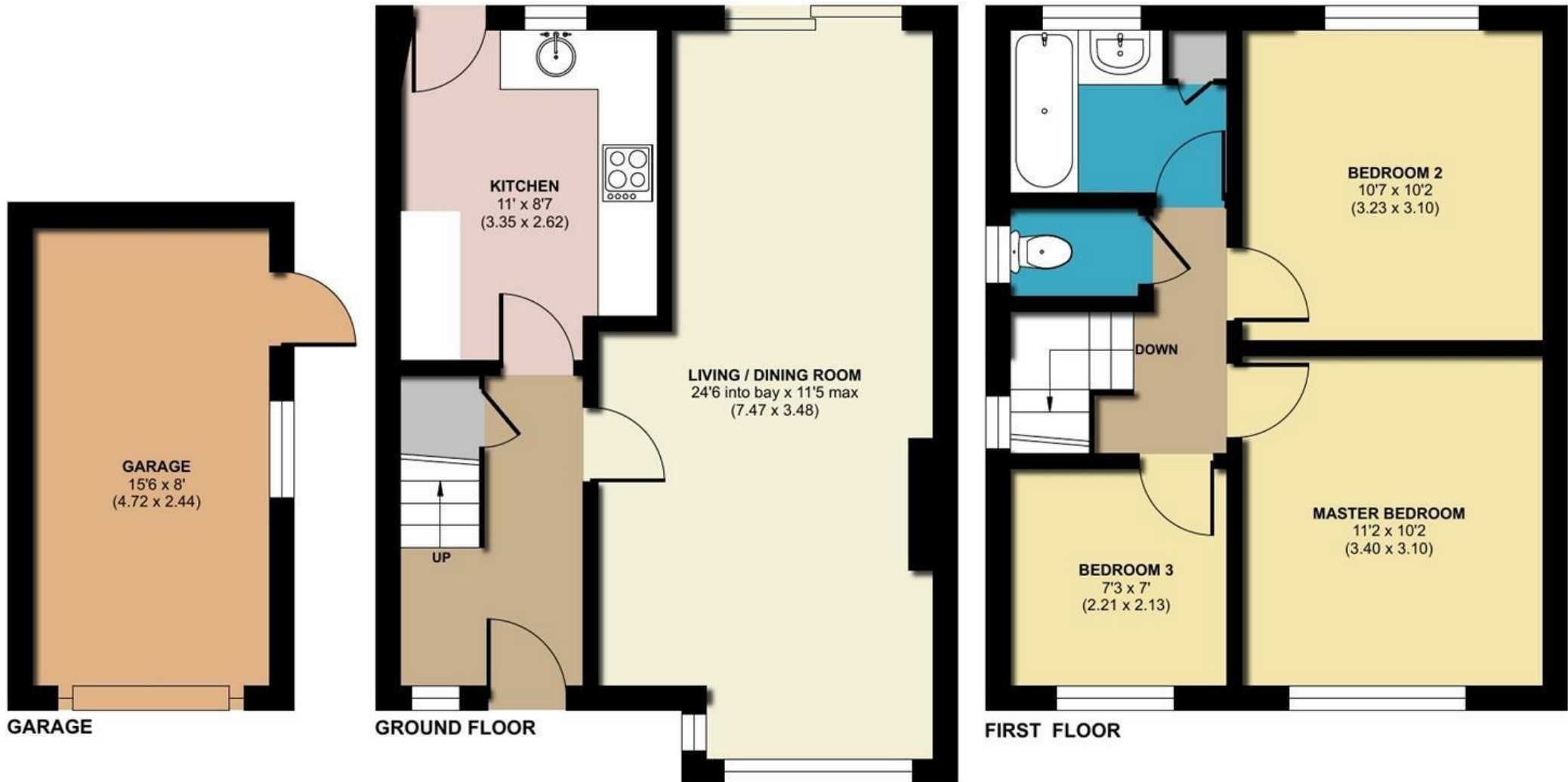
6, Elgar Avenue, Crowthorne, Berkshire, RG45 6QP

£425,000
Freehold

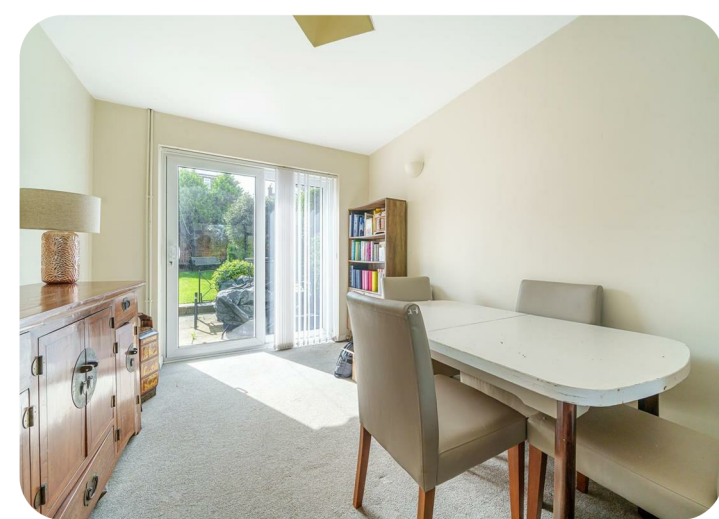
Elgar Avenue, Crowthorne

Approximate Area = 941 sq ft / 87.4 sq m (includes detached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Michael Hardy. REF: 1108560



Offered to the market with no onward chain, a three bedroom semi-detached home which has potential to extend (STPP) and is located within a short walk of the Oaklands Infant and Junior schools. Accommodation comprises an entrance hallway, a living/dining room with patio doors to the garden and a kitchen with access to the garden. Upstairs you will find three bedrooms, a separate W.C. and a white bathroom suite. Further features include a single garage which is accessed via a shared drive with the neighbouring property and an enclosed south facing garden. This property would make an ideal first home or investment.

- uPVC double glazed windows
- Gas radiator heating
- Vacant possession from 22nd May 2024

Situation

Elgar Avenue is ideally located within a five minute walk of a small parade of shops. The property is also within walking distance of the village centre, Crowthorne railway station and the High Street. Good local schools at all levels are all within strolling distance (subject to catchment areas) including the popular Edgbarrow School and Oaklands Infant and Junior Schools.

Outside

The property is elevated and is accessed via a shared driveway which leads to the single garage with up and over door, the remainder of the frontage is laid to lawn. Side access opens to the enclosed south facing rear garden which is mainly laid to lawn.

Energy Performance Rating

C

Council Tax Band

D

Local Authority

Wokingham Borough Council

Directions

From our Crowthorne office turn right onto Dukes Ride and then first right into Wiltshire Avenue. At the end 'T' junction left onto Ellis Road and next right into Butler Road. At the end of Butler Road turn left onto Greenwood Road and almost immediately right into Keats Way, then turn right into Elgar Avenue where the property will be found on the right 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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