



Michael Hardy
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RESIDENTIAL ESTATE AGENTS

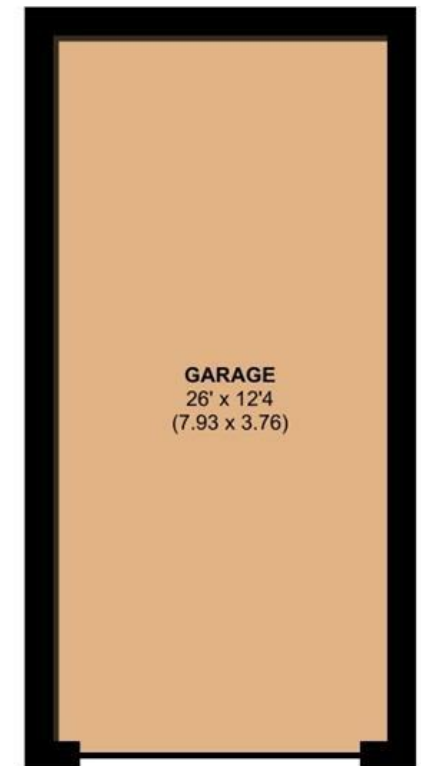
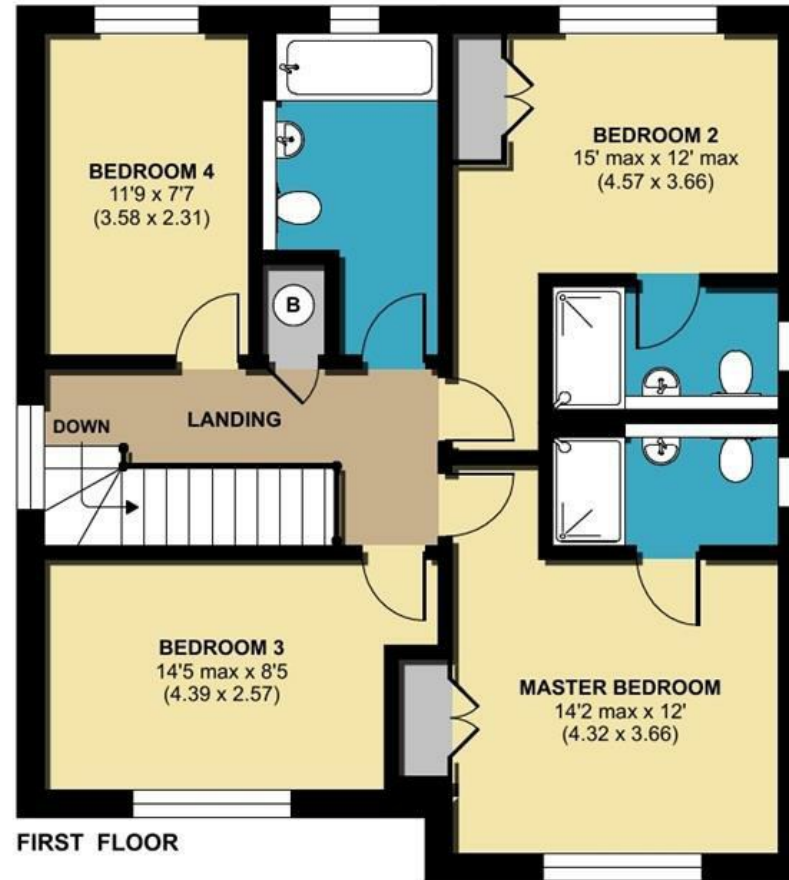
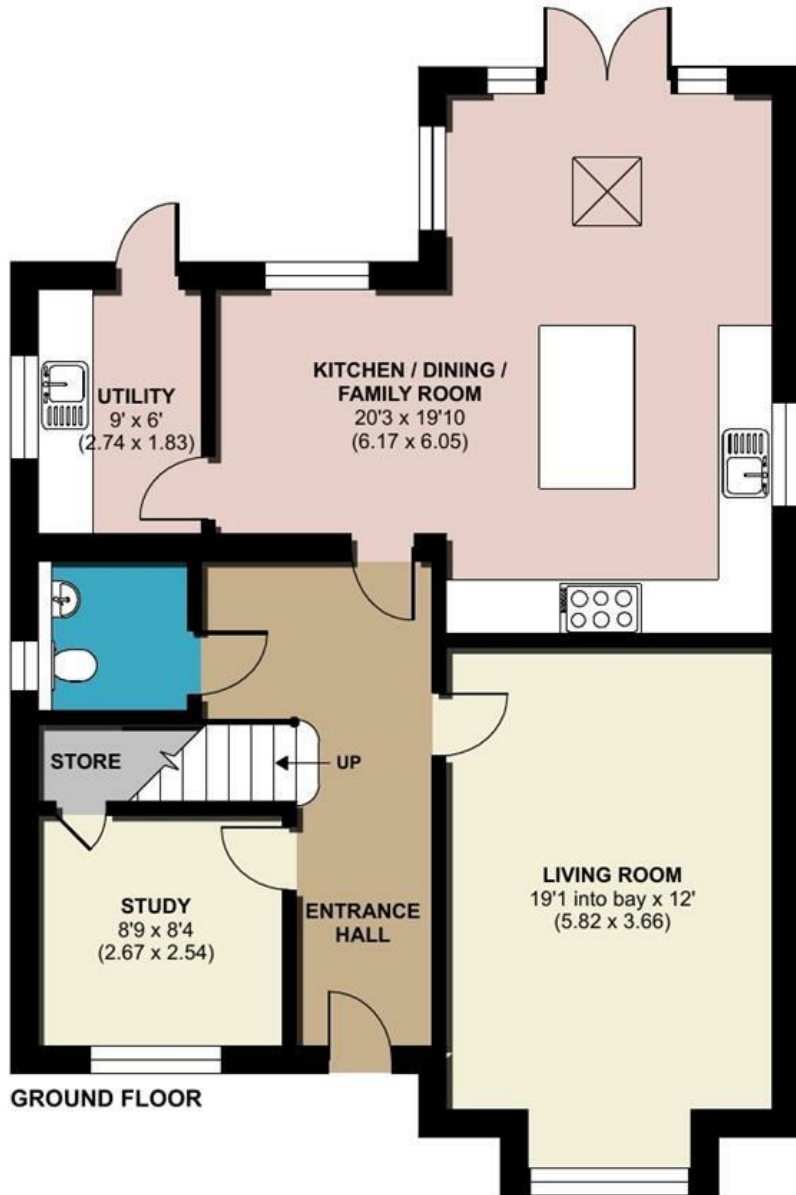
16, Wilson Row, Crowthorne, Berkshire, RG45 6WE

£800,000
Freehold

Wilson Row, Crowthorne

Approximate Area = 1659 sq ft / 154.1 sq m (excludes detached garage)

For identification only - Not to scale





Presented in immaculate order throughout and benefiting from a desirable plot on the hugely popular Bucklers Park, a spacious four bedroom detached home built to the Nenhurst design. Benefiting from a valid NHBC warranty, this favoured design benefits from accommodation as follows; entrance hallway, cloakroom, study/family room, living room with bay window and a stunning rear aspect 20'3 x 19'10 contemporary grey shaker style kitchen with central island, fully integrated appliances and a separate utility. Further features include driveway parking and a single garage.

- C. 8 years NHBC warranty remain
- Lovely position sitting back from the road
- Immaculate presentation
- Professional boarded loft with storage shelving

Situation

Bucklers Park is a new development on the edge of Crowthorne built amongst established woodland and close to a newly designated area of 100 acres of permanent woodland and nature reserve. The property is a short walk from Crowthorne village centre which benefits from a good variety of independent shops, restaurants and public houses. Plans for Bucklers Park include a Hall & Woodhouse restaurant/bar, a community garden and neighbourhood centre. The property is ideally placed for access to the A329(M) and M4.

Outside

The property benefits from larger than average frontage for home on this development with driveway parking for two vehicles which lead to the single garage with light, power and a electric car charging point. A side gate opens to the well-manicured and fully enclosed garden which benefits from a patio with the remainder laid to lawn with raised sleeper planters. There is an annual estate charge of c. £209.39 which covers the upkeep of the communal areas. 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

TBC

Local Authority

Bracknell Forest Borough Council

Directions

Turn left from our Crowthorne office onto Dukes Ride. At the roundabout with 'The Prince' public house turn left onto the B3348. At the next roundabout turn left onto Old Wokingham Road and take the third right into Bucklers Ride. Take the first right into Goodwood Crescent passing the 'Bucklers Park Hub'. Turn left into Hailwood Avenue and then the first left into Surtees Place. Wilson Row will be found on your right hand side.



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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