



**15, Hillary Drive, Crowthorne,
Berkshire, RG45 6QF**

£625,000 Freehold



Ideally located within a short walk of the Oaklands Infant and Junior schools, an extended semi detached home which is offered to the market with no onward chain. Accommodation comprises an entrance porchway, entrance hall, a modern cloak room, a sizeable open plan kitchen/dining room, living room, family room, and a delightful conservatory with views over the garden. Upstairs the master bedroom benefits from a modern ensuite bathroom, there are two further double bedrooms and a fourth bedroom/study (please note this room only has a velux style window), and a well presented family bathroom. Further feature include driveway parking to the front of the property, an enclosed rear garden with a courtesy door to the single garage which benefits from vehicular access off Grange Avenue.

This desirable and extended semi-detached family home is located a short distance to the convenient 'Tesco Express' shopping parade and the highly regarded Oaklands Infant and Junior Schools. It is also within reasonable walking distance of the village High Street with its variety of stores, eateries and general amenities.

To the front is a spacious tarmacadam driveway with the remainder of the frontage laid to lawn. A side gate opens to the secluded and fully enclosed rear garden with wooden decked area and the remainder laid to lawn with shrub borders. A courtesy door opens to the single garage where vehicular access is provided off Grange Avenue and benefits from driveway parking for one vehicle

- No onward chain
- Close to schools and amenities
- Driveway parking and single garage located to the side of the property
- Extended accommodation
- Versatile accommodation
- Separate further drive to the front of the property





Material Information:

Part A
Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

Part B
Property construction – Standard form

Services:
Gas - Mains
Water – Mains
Drainage – Mains
Electricity - Mains
Heating – Gas Central Heating

Broadband - Connection available (information obtained from Ofcom):
Standard - ADSL/copper wire - Highest available download speed: 15 Mbps – Highest available upload speed 1 Mbps
Superfast - Fibre to the cabinet (FTTC) - Highest available download speed: 80 Mbps - Highest available upload speed 20 Mbps
Ultrafast – Fibre to the premises (FTTP) - Highest available download speed: 1,000 Mbps - Highest available upload speed 50 Mbps

Mobile Phone Coverage - For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website <https://checker.ofcom.org.uk>

Part C
We understand the property may contain asbestos, whilst we can not see any visible evidence it was a widely used building material of this era.

Flooding - We understand the flood risk summary for the area around the property is considered Very low risk and for surface water flooding it is Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Planning - Pre-1998 Planning Application: 17482 - As this application is prior to 1998, the details are on our microfiche records. You can make an appointment to view these at our Shute End office.
F/2005/4402 – A two storey side extension to form one additional dwelling, including the retention of the existing dwelling plus double detached garage. Demolition of existing detached double garage. <https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>

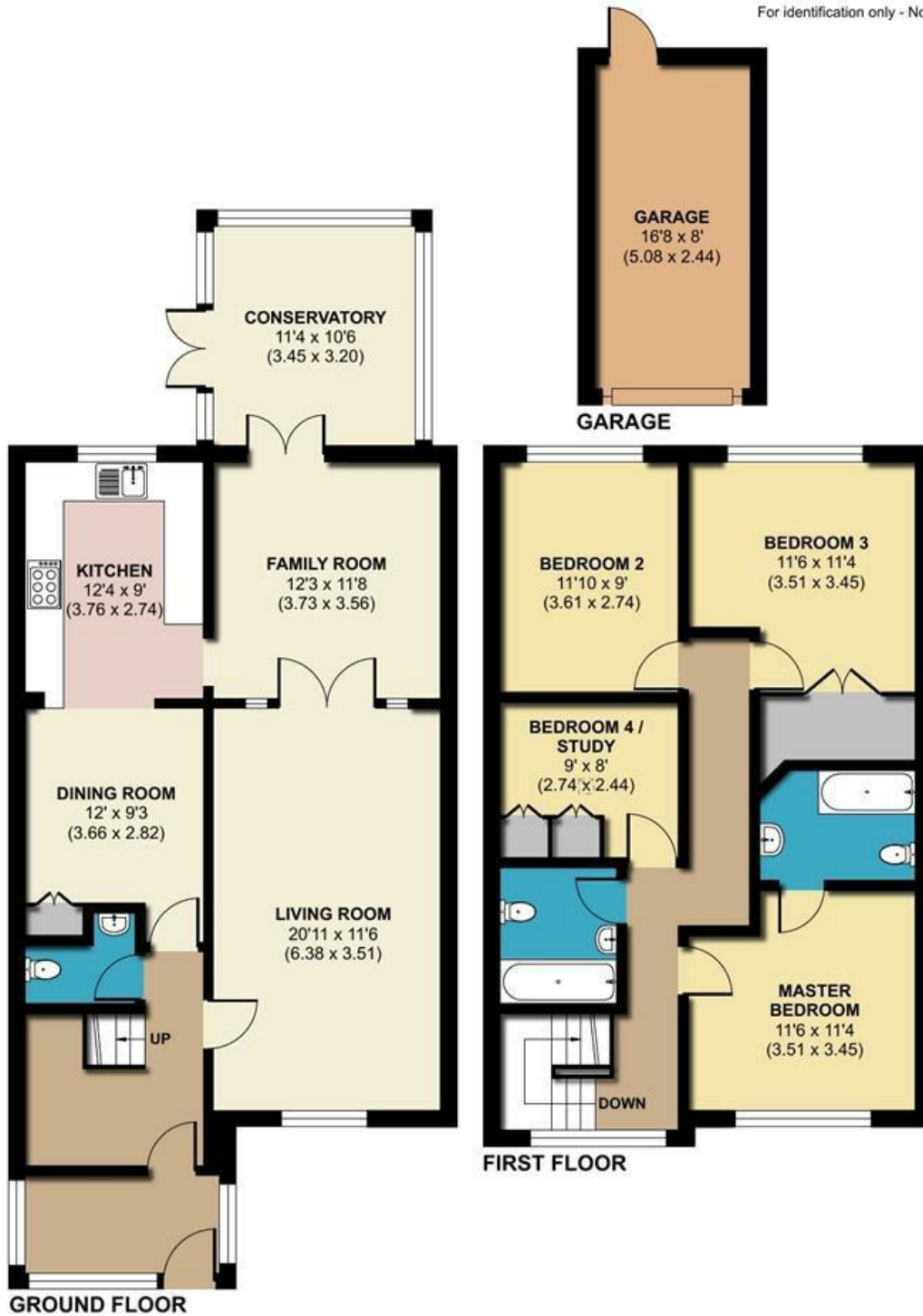
Parking - There is driveway parking to the front of the property with the addition of a single garage accessed off Grange Avenue with an additional drive for one vehicle to the front of the garage.



Hillary Drive, Crowthorne, RG45

Approximate Area = 1640 sq ft / 152.3 sq m (excludes 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). © nichecom 2024. Produced for Michael Hardy. REF: 1121709

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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, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor. Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303