



103, Ellis Road  
Crowthorne  
Berkshire, RG45 6PJ

**OIEO £630,000 Freehold**



An exceptionally well presented light, airy and spacious link detached family home located on one of Crowthorne's premier roads. The accommodation comprises entrance hallway, cloakroom, modern kitchen/diner, leading into a generous sized living room with bi-fold doors leading to the rear garden. Upstairs there are three well-proportioned bedrooms, one with en-suite and a further family bathroom. Further features include driveway parking with a carport, a single garage and a south facing rear garden. A viewing of this impressive home is highly recommended to fully appreciate what is on offer.

To the front there is ample tandem driveway parking with a carport and a single garage and well maintained garden mainly laid to lawn with plant and shrub border. To the rear there is a private generous sized (c.65 ft) immaculately maintained, mature southerly facing garden which is mainly laid to lawn with a variety of flower, shrub and plant borders and an impressive large decked area with a pergola.

Ellis Road is located within reasonable distance of High Street with its variety of stores, eateries and general amenities. Good local schools at all levels are within reasonable distance and also nearby is the Bucklers Forest, Crowthorne woods and Heathlake Nature Reserve with its pleasant woodland walks around Heath Lake.

- Desirable location close to local schools
- Immaculately presented
- Driveway parking
- Southerly facing garden
- Two bathrooms





## MATERIAL INFORMATION

### Part A

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

### 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: 1000 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

Whilst there is no visible evidence of asbestos there may be some in the property as was built in the era where asbestos was widely used.

### Flooding

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

Parking - There is off street parking available at the property



# Ellis Road, Crowthorne

Approximate Area = 1089 sq ft / 101.1 sq m (excludes carport)

Garage = 166 sq ft / 15.4 sq m

Total = 1255 sq ft / 116.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1122458

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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.

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