



41, Kings Road, Crowthorne,
Berkshire, RG45 7BG

£600,000 Freehold



Ideally situated within a stone's throw of the Village High Street, is this well presented surprisingly spacious detached bungalow. Accommodation comprises entrance hall, a good sized living room with doors opening onto the rear garden, a modern fitted kitchen, two bedrooms one of which is the master, dining room/ bedroom two and a modern family bathroom suite. Further features include gas central heating and double glazing. The property is being offered to the market with no onward chain and a viewing is highly recommended.

The enclosed gated front garden is fully block paved providing ample parking with gated access on both sides leading to the rear garden. The good sized well maintained secluded west facing garden is mainly laid with gravel with a generous sized patio area and a storage shed.

Kings Road is located in a quiet street within a short stroll of the village High Street with its variety of stores, eateries and general amenities. Also nearby are many noteworthy landmarks and beauty spots which include the National Trust 'Ridges', Heathlake Nature Reserve with its pleasant woodland walks around the Heath Lake and the grounds of Wellington College.

- No onward chain
- uPVC double glazed windows and doors
- Driveway parking
- Three bedrooms
- West facing rear garden
- Short walk from village centre





MATERIAL INFORMATION

Part A

Council Tax Band: E
Local Authority: Bracknell Forest Council
Energy Performance Rating: D

Part B

Property construction – Standard

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: 19 Mbps – Highest available upload speed 1 Mbps
Superfast - (FTTC) - Highest available download speed: 80 Mbps - Highest available upload speed 20 Mbps
Ultrafast - (FTTP) - Highest available download speed: 2000 Mbps -

Highest available upload speed 2000 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 cannot 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 Very low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode> for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Parking

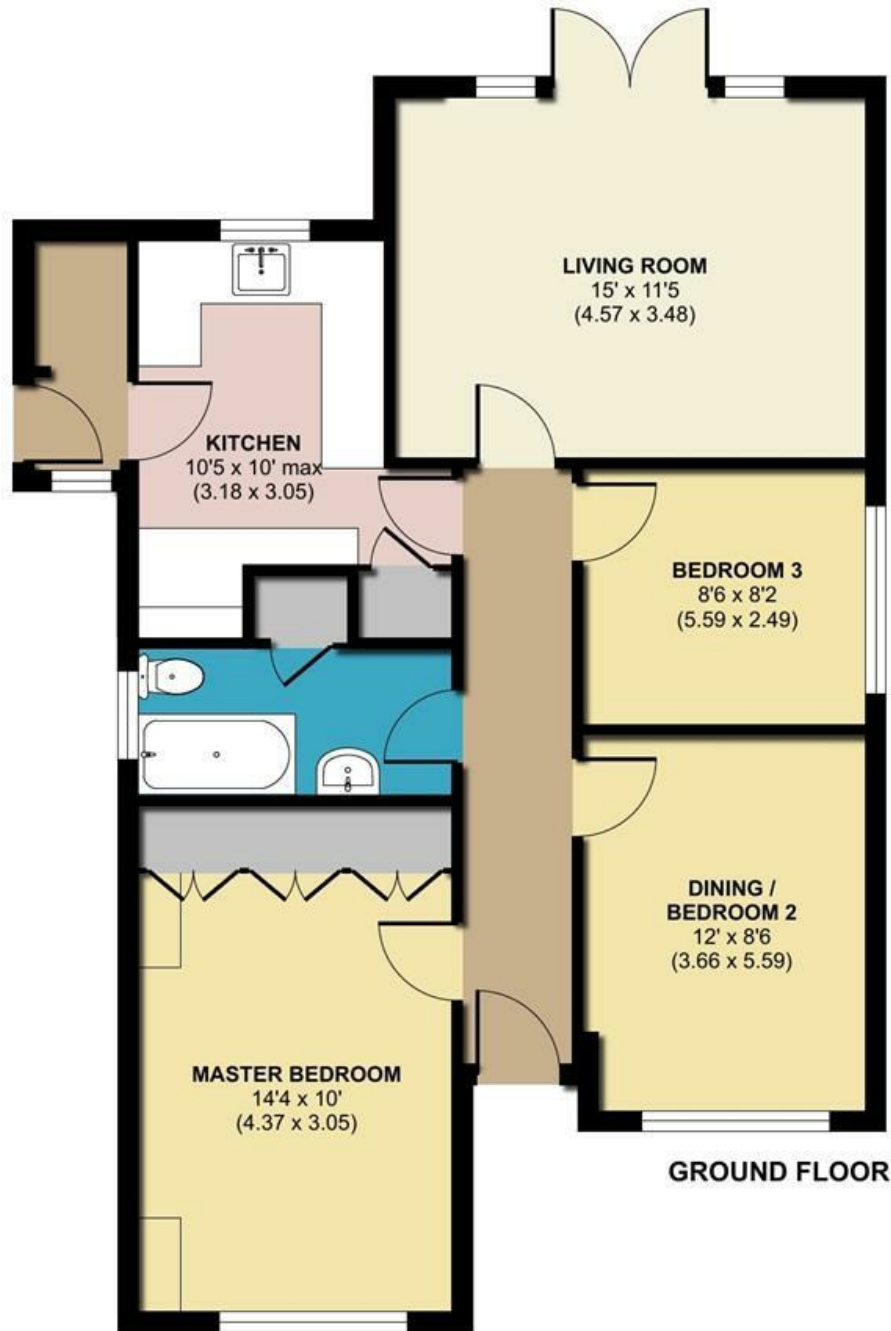
There is driveway parking available at the property



Kings Road, Crowthorne

Approximate Area = 793 sq ft / 73.6 sq m

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: 1136986

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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

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