



1, Llangar Grove, Crowthorne,  
Berkshire, RG45 6EA

**OIEO £625,000 Freehold**





Offered to the market with no onward chain, a well presented and fully redecorated detached family home which sits on a generous sized corner plot and offers scope for extension (STPP). Accommodation comprises an entrance hallway, cloakroom, kitchen, separate dining room with double doors opening to a dual aspect living room which in turn opens to a wooden sunroom. Upstairs you will find four bedrooms and an updated family bathroom.

The property sits on a generous corner plot c. 0.17 acre. To the front you will find an extensive lawned area with the property being well screened from the road and driveway parking leads to the single garage. The garden wraps around the property with the rear being fully enclosed with mature borders, side access and mainly laid to lawn.

This conveniently located detached family home is situated in a small close off Dukes Ride, midway between Crowthorne railway station and the village High Street with its variety of stores, eateries and general amenities. Good local schools at all levels are all within reasonable distance (subject to catchment areas). Also nearby are many noteworthy landmarks & 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.

- Generous corner plot measuring c 0.17 acre
- Full redecoration throughout
- Located midway between High Street and train station
- Scope for extension (STPP)
- Gas radiator heating with new boiler installed in 2023
- Vacant possession







## MATERIAL INFORMATION

### Part A

Council Tax Band: E

Local Authority: Bracknell Forest 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 from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 16 Mbps

– Highest available upload speed: 1 Mbps

Superfast - (FTTC) - Highest available download speed: 80 Mbps - Highest

available upload speed: 20 Mbps

#### Mobile Phone Coverage:

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site

<https://checker.ofcom.org.uk>

### Part C

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

The owner has made us aware of structural correction work to the property. Cracks in some of the internal walls were fixed under insurance which included a small historical settlement crack in the downstairs toilet floor. We have been informed the cause of the cracking to internal walls was due to a blocked water gutter/blocked drainage pipes which were replaced /cleared by insurance. We hold a certificate of structural adequacy and a schedule of works.

### Flooding

We understand the flood risk summary for the area around the property is considered medium for surface water flooding (Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year) and very low risk from rivers and seas, 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



# Llangar Grove, Crowthorne

Approximate Area = 1170 sq ft / 108.6 sq m (excludes garage)

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: 1141451

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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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