



**53, Greenwood Road  
Crowthorne  
Berkshire, RG45 6JS**

**£475,000 Freehold**





Located in a quiet cul-de-sac within easy reach of local amenities, an immaculately presented three bedroom detached home in an elevated position. Accommodation comprises an entrance porchway, hallway, cloakroom, fitted kitchen which leads to a uPVC utility room, a spacious living room and a separate dining room. Upstairs you will find three bedrooms and a family bathroom.

To the front is a single garage with driveway to the front and side for approximately three vehicles. Steps lead up the low maintenance landscaped garden which consists of tiered patios and flowerbeds. To the top tier there are two sheds with light and power. To the other side is a uPVC utility to accessed off the kitchen providing a useful storage area, this leads to the rear south east facing garden which is full enclosed and offering a high degree of seclusion. There is a patio with the remainder laid to artificial grass with shrub and flower borders.

Located in a quiet cul-de-sac, the property is located within walking distance of the Tesco Express shopping parade and the highly regarded Oaklands Infant and Junior Schools. Also nearby, about half of a mile away, is the Heathlake Nature Reserve with pleasant woodland walks around the Heath Lake.

- Elevation position in small cul-de-sac
- Separate dining room
- Driveway parking and garage
- Immaculate presentation
- Secluded south facing garden
- Close to school and shops

**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  
 Solar Panels – Owned outright and provide power for the hot water only

Broadband Connection available (information from Ofcom):  
 Standard - ADSL/copper wire - Highest available download speed: 15 Mbps – Highest available upload speed: 1 Mbps  
 Superfast - (FTTC) - Highest available download speed: 55 Mbps - Highest available upload speed: 10 Mbps  
 Ultrafast - (FTTP) - Highest available download speed: 1,000 Mbps - Highest available upload speed: 1,000 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





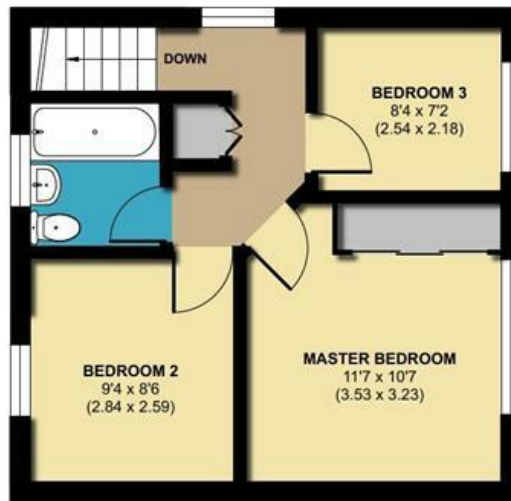




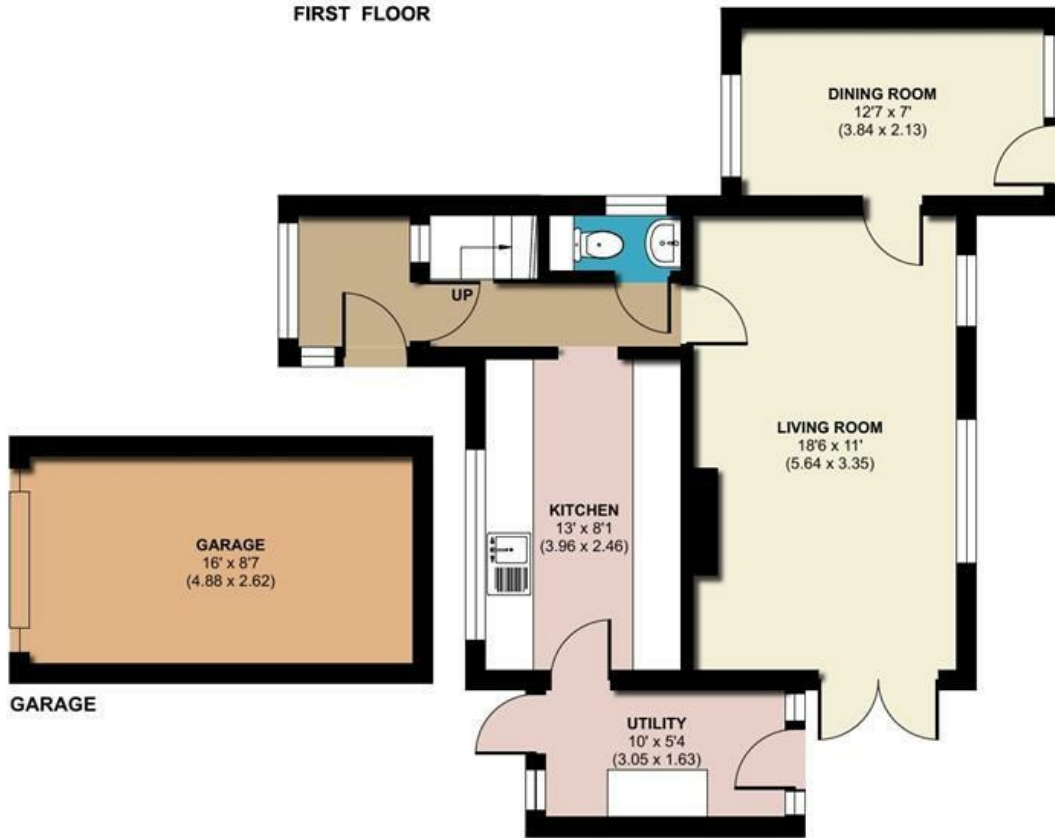
## Greenwood Road, Crowthorne

Approximate Area = 1088 sq ft / 101 sq m (includes detached 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: 1151250

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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