



**Frog Cottage, 2, Grant Road, Crowthorne,
Berkshire, RG45 7JG**

£635,000 Freehold



A viewing of this exceptional home is highly recommended in order to appreciate what this property has to offer. Located in a desirable non estate setting within a short stroll of the village high street and the highly regarded Edgbarrow school is this extended immaculately presented spacious detached bungalow. The surprisingly spacious accommodation comprises sizeable open plan kitchen/living room, a dining room with bi-fold doors leading to the rear garden, utility area, two double bedrooms the master of which includes an en-suite shower room and dressing area and a further family bathroom.

To the front there is a garden area which is mainly laid with gravel with a variety of plants, shrubs, trees and side access to the rear garden. The immaculately presented private rear garden wraps round the bungalow and is mainly block paved with two areas laid with artificial lawn. Further benefits include as 1.5 width garage with a double width electric up and over door and ample driveway parking for several vehicles with further parking opposite the property.

This impressive detached bungalow is conveniently located a short walk to the village High Street with its array of shops, restaurants and amenities. Edgbarrow Secondary School, the Wildmoor Heath Nature Reserve and Wellington College are also within a reasonable stroll too. Further nearby places of interest include 'The Ridges' National Trust, the Heathlake Nature Reserve and the Devils Highway, all of these offering delightful woodland walks and local beauty spots.

- Open plan kitchen/living room
- Dining room with bi-fold doors leading to the rear garden
- Master bedroom with dressing room and en-suite shower
- Immaculately presented private rear garden
- Garage with electric up and over door





MATERIAL INFORMATION

Part A

Council Tax Band: D

Local Authority: Bracknell Forest 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: 16 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: 2000 Mbps - Highest available upload speed: 2000 Mbps

Mobile Phone Overage

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.

Flooding

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

Planning

Ref. No : 21/00546/FUL. - A single storey garage extension has been erected, Full plans are available online: <https://planapp.bracknell-forest.gov.uk/online-applications/>

Parking

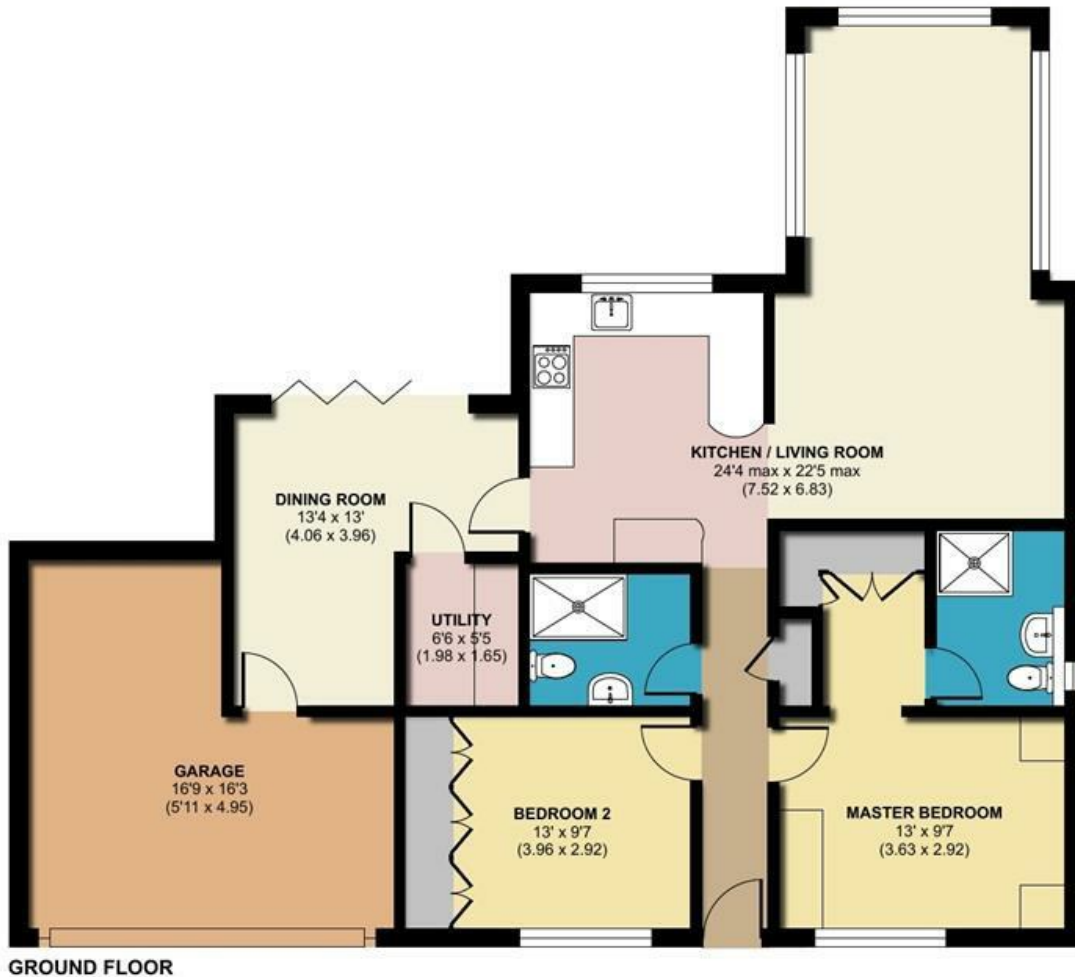
There is private driveway parking available at the property



Grant Road, Crowthorne

Approximate Area = 1293 sq ft / 120.1 sq m (includes attached 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: 1154742

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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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