



3, Leith Close, Crowthorne,
Berkshire, RG45 6TD

£750,000 Freehold



Located in the favourable area of Pine Ridge, a beautifully presented four bedroom detached home which has been significantly improved by the current owners. The property is currently configured to provide a downstairs annexe, but works equally as well as a traditional house. The current accommodation comprises an entrance hallway, refitted cloakroom, study, living room, a beautiful contemporary kitchen/breakfast room, a dining room (currently the annexe bedroom), a utility/annexe kitchen, and a ground floor shower room (please note the annexe utility/kitchen and shower room built in the garage do not have building control sign off). Upstairs you will a master bedroom with a stunning ensuite shower room, two further bedrooms and a bedroom which has been converted into a dressing room with fitted wardrobe units. There is also a high specification family bathroom. Outside there is an amazing rear garden providing an outside cooking area and a great space for entertaining. There is also a garage, workshop and driveway parking.

- Versatile accommodation & in xcellent order throughout
- Stunning low maintenance rear garden
- Underfloor heating to the kitchen (wet system)





Situation

Pine Ridge is a popular development built in the mid/late 1980s and situated to the north west of the village within walking distance of the Heathlake Nature Reserve. The estate comprises a mix of two, three, four and five bedroom properties in a variety of styles which include bungalows, courtyard townhouses and detached family homes.

Outside

The front is beautifully presented, with a gravel drive for two vehicles. The double width garage has been partially converted (see floor plan). The stunning rear garden is laid to hard standard providing a fantastic entertaining area with an outdoor kitchen area with a permanent wooden pergola. The garden offers a good degree of privacy and is low maintenance. There is also access to the workshop.

Energy Performance Rating

C

Council Tax Band

F

Local Authority

Wokingham Borough Council

Directions

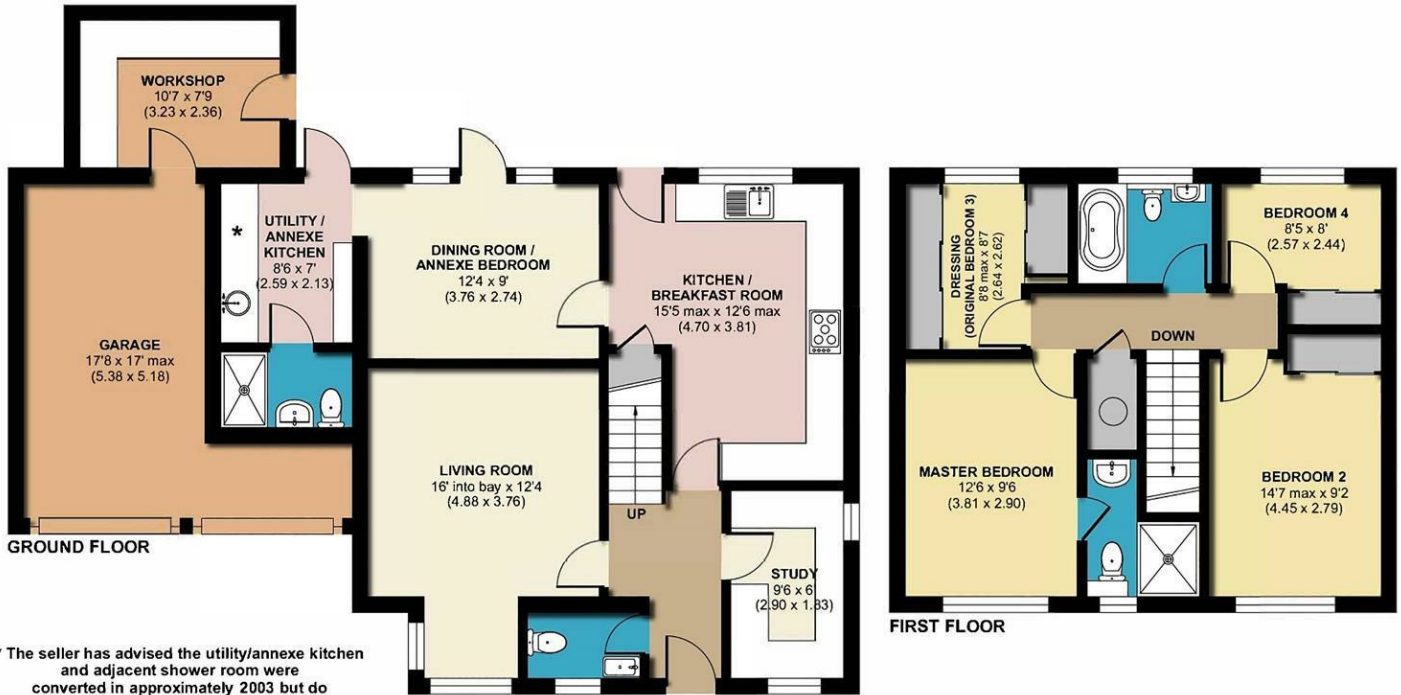
From our Crowthorne office turn right onto Dukes Ride and proceed for approximately 1/2 mile to the traffic lights. Then turn right onto New Wokingham Road and proceed straight and take the fourth right into The Brackens. Take the third right turn into Leith Close where the property will be found on your left hand side.



Leith Close, Crowthorne

Approximate Area = 1603 sq ft / 148.9 sq m (includes attached garage)

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Michael Hardy. REF: 1093068

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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.
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