



**31, Lea Croft, Crowthorne,  
Berkshire, RG45 6RJ**

**£625,000 Freehold**



**\*\* SOLD PRIOR TO MARKETING, SIMILAR REQUIRED \*\***

Located in a desirable non-estate setting and within a short walk of the high street and local amenities, a well presented three bedroom extended home situated on a spacious plot and offered to the market with vacant possession. Offering scope for further improvement and extension (STPP), the versatile accommodation comprises an entrance porch and hallway, a modern cloakroom, kitchen, living room and a spacious separate dining room. Upstairs there are three well-proportioned bedrooms, a separate W/c and a family bathroom.

To the front is driveway parking leading to the single width garage with workshop to the rear. The remainder of the front is mainly laid to lawn. Side access opens to the well-tended and spacious rear garden which offers a high degree of privacy. A patio leads to lawn with a winding path leading to a further patio. There is a summer house, green house and a timber built garden shed.

A lovely detached family home located about a quarter of a mile from Crowthorne village. Lea Croft is a quiet road just off Pinewood Avenue with a variety of three and four bedroom detached properties built in the 1960's and 70's. Nearby are many noteworthy landmarks and beauty spots which include the Heath Lake Nature reserve, National Trust 'Ridges', Wellington College, Wildmoor Heath Nature Reserve and Buckler Park Nature Reserve.

- Double glazed windows
- Extended accommodation with pitched roof
- Garage, workshop and driveway
- Gas radiator heating system
- Sizeable and private rear garden
- Scope for further improvement and extension (STPP)





## 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 with double glazing

Broadband Connection available (information obtained from Ofcom):

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

– Highest available upload speed: 1 Mbps

Superfast - (FTTC) - Highest available download speed: 58 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>

### Parking

There is driveway available at the property.

### Probate

The sale of the property is subject to the executors obtaining the Grant of Probate, the application is yet to be submitted,

### 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., we believe the garage roof is made of asbestos.

### Flooding

Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered high risk (High' means more than 3.3% chance of a flood each year.) and for surface water flooding 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>

### Planning

Pre-1998 Planning Application: 21514 / 11020 We understand that the property has a single storey rear dining room extension and a single storey cloakroom extension. As this application is prior to 1998, the details are on our microfiche records. You can make an appointment to view these at our Shute End office by emailing [planning.enquiries@wokingham.gov.uk](mailto:planning.enquiries@wokingham.gov.uk)



# Lea Croft, Crowthorne

Approximate Area = 1473 sq ft / 136.8 sq m (includes attached garage)

Outbuildings = 83 sq ft / 7.7 sq m

Total = 1556 sq ft / 144.5 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: 1162612

Residential Sales and Lettings  
9 Broad Street, Wokingham,  
Berkshire RG40 1AU

0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk)

**MICHAEL HARDY**  
SALES & LETTING

Crowthorne Sales,  
28 Dukes Ride, Crowthorne,  
Berkshire RG45 6LT

01344 779999

[crowthorne@michael-hardy.co.uk](mailto:crowthorne@michael-hardy.co.uk)

[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

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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