



**Bokhara, 58, Wellington Road
Crowthorne
Berkshire, RG45 7LD**

£550,000 Freehold



Nestled away in a secluded and private plot circa 1/5th of an acre, and located within a short stroll of the village high street, a desirable detached bungalow which offers significant scope for improvement and extension (STPP). With no onward chain complications, the accommodation comprises an entrance hallway, living room, dining room, kitchen with separate utility, three bedrooms, a shower room and a separate bathroom.

The front of the property is accessed by a private driveway which is owned by the neighbouring property and leads to the single garage. Please note apart from parking in the single garage there is no driveway parking available at the property. The remainder of the frontage is mainly laid to lawn with pathways leading to both sides of the property and a timber build shed. The rear garden comprises lawn and mature rhododendrons which fill the space to the rear boundary of Lower Broadmoor Road.

Set just off the village High Street, with its mix of independent shops, eateries, supermarkets, public houses and other amenities, Wellington Road is an attractive tree-lined street with a mix of mainly Victorian period homes with some more modern properties, overlooking the popular Morgan Recreational Park. Edgbarrow School, the Wildmoor Heath Nature Reserve and Wellington College are all within reasonable walking distance.

- Scope for extension (STPP)
- Desirable private setting
- Two receptions rooms
- Plot c.1/5 Acre
- Three bedrooms / Two bathrooms
- Single garage





MATERIAL INFORMATION

Part A

Council Tax Band: E

Local Authority: Bracknell Forest Borough Council

Energy Performance Rating: E

Part B

Property construction – Standard form (timber framed)

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 - (FTTC) - Highest available download speed: 80 Mbps - Highest available upload speed: 20 Mbps
Ultrafast – (FTTP) - Highest available download speed: 2,000 Mbps - Highest available upload speed: 2,000 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>

Probate

The sale of the property is subject to the executors obtaining the Grant of Probate, which was issued on 3rd August 2024

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 for surface water flooding and very Low risk for 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 parking available at the property in the form of single garage, however the access is via a shared drive so you are unable to park outside of the garage.



Wellington Road, Crowthorne

Approximate Area = 1155 sq ft / 107.3 sq m

Garage = 128 sq ft / 11.9 sq m

Total = 1283 sq ft / 119.2 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: 1159873

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

0118 977 6776

properties@michael-hardy.co.uk

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

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

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