



17, Corsham Way  
Crowthorne  
Berkshire, RG45 6NN

**£570,000 Freehold**





Offered to the market in excellent order throughout and with no onward chain, a delightful three bedroom detached home located within a short walk of the village high street. The desirable accommodation comprises an entrance hallway, cloakroom, utility room, a lovely updated kitchen/breakfast room with Velux style windows and double doors to the garden. A spacious living room is open plan to the double glazed conservatory which also benefits from radiator heating and double doors to the garden. Upstairs you will find the master and guest bedrooms which benefit from fitted wardrobes and the third bedroom/study which benefits from a fitted closet. There is also a white three piece modern bathroom suite.

To the front of the property is a low level brick wall with the remainder of the front laid to artificial lawn. A block paved driveway leads to the single garage with light and power and a path to the front door with covered porch. Side access opens to the secluded rear garden with sizeable patio and the remainder laid to lawn with shrub foliage to the side. Both front and rear gardens are low maintenance and would be perfect for people with busy lifestyles or those looking to downsize.

Corsham Way is a small cul-de-sac situated between The Avenue and Wiltshire Avenue which are looked upon as being two of Crowthorne's best address's. It is within walking distance of the village centre and conveniently located mid-way between Crowthorne railway station and the High Street with its variety of stores, eateries and general amenities. Good local schools at all levels are all within reasonable distance (subject to catchment areas).

- Vacant possession
- Desirable location close to the village centre
- Low maintenance gardens
- Excellent condition throughout
- Modern white gloss kitchen/breakfast room
- Single garage and driveway parking







## MATERIAL INFORMATION

### Part A

Council Tax Band: E (Subject to change)  
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

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: 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

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

Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered very low risk for surface water flooding and very low risk of flooding from rivers and seas, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

### Planning

The property has undergone a single storey side extension to create a utility room and increase the kitchen size. The rear wall of the living room has also been removed to make the entrance to the conservatory open plan. We are unable to see details of these alteration of the Wokingham Brough Council planning portal. Digital records on WBC planning department are from 1998 to the present day. Any planning documents prior to this date are kept on microfiche at Wokingham Borough Council offices.  
<https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>

### Parking

There is driveway parking and a single garage at the property



# Corsham Way, Crowthorne

Approximate Area = 1276 sq ft / 118.5 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: 1177754

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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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