



24, The Brackens  
Crowthorne  
Berkshire, RG45 6TB

**OIEO £475,000 Freehold**



Located in a desirable courtyard and overlooking a pleasant well maintained green, is this spacious well presented and well maintained family home. Accommodation comprises an entrance hallway, cloakroom, a modern kitchen, separate dining room and a spacious living room with sliding doors leading to a good size conservatory. Upstairs there is a master bedroom with ensuite, two further bedrooms and a modern family bathroom. Offered to the market with no onward chain a viewing of this surprisingly home is highly recommended.

Council Tax Band: D  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: D

Outside, a good sized private rear garden is fully enclosed by panel fencing with rear access, patio and the remainder laid to lawn with well-tended borders. The property further benefits from a single garage in a block and allocated parking for two vehicles. There is also ample parking for visitors.

The property sits in a quiet cul-de-sac on the popular Pine Ridge development approximately 1.2 miles from Crowthorne High Street and a similar distance to Crowthorne railway station. The development has a range of properties from two bedroom homes ideal for first time buyers through to larger detached executive houses. Access to Heath Lake is also nearby and is ideal for walkers and dog walkers alike along with the recently created Bucklers Park Nature Reserve.

- No onward chain
- Ensuite to master bedroom
- Allocated parking for two vehicles
- Spacious home
- Conservatory
- Garage in a block

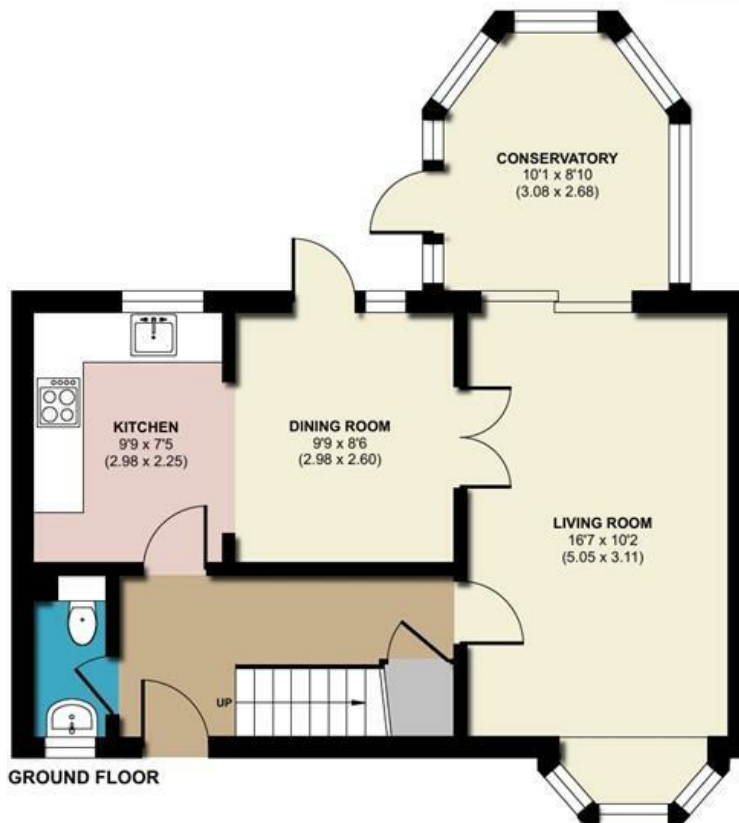
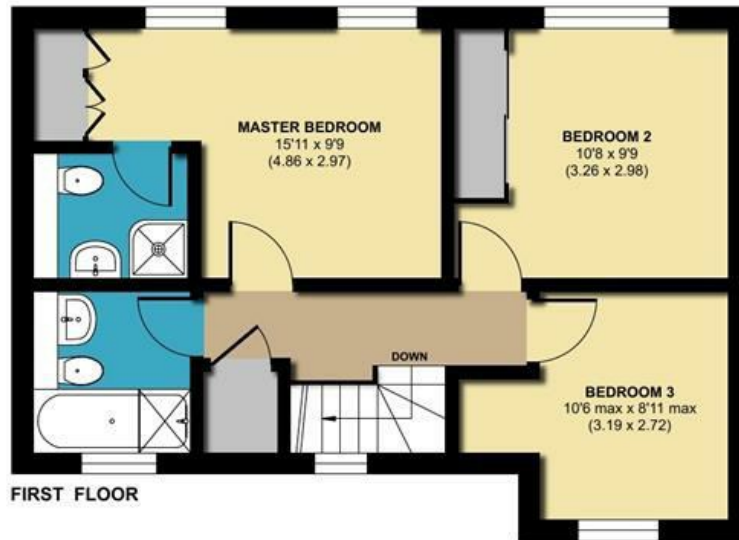




## The Brackens, Crowthorne

Approximate Area = 1017 sq ft / 94.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1202000

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.

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

Ref: 15553668 | Folio: C5849 | 17th October 2024