



22, Greenwood Road  
Crowthorne  
Berkshire, RG45 6QU

**OIEO £400,000 Freehold**





This three bedroom semi-detached home, located in the popular area of Greenwood Road, offers scope to extend (STPP). The current accommodation comprises an entrance hallway, an open plan living/dining room and a kitchen with courtesy door to the rear garden. Upstairs you will find three well proportioned bedrooms and a wet room. The property would make an ideal first purchase or downsize and viewing comes recommended.

Outside there is a shared driveway which is wider than many of the other shared drives on the development, this leads to the single garage and allows you to park directly in front of the garage without inhibiting the neighbouring properties access. The remainder of the frontage is laid to lawn. In the garden you will find a patio and lawned area, with a second further patio to the rear of the garden complete with wooden pergola. Side access opens to the shared driveway.

As well as being within close proximity to the local shopping parade and the desirable Oaklands infant and junior schools, the house is about half of a mile away from Heathlake Nature Reserve with pleasant woodland walks around the Heath Lake. The new Bucklers Park county park is also within reasonable distance. The property would make an ideal first purchase or downsize and viewing come recommended.

- Scope to extend (STPP)
- Open plan living/dining room
- Well-tended rear garden
- Close proximity to shops and schools
- Wet room
- Single garage







## MATERIAL INFORMATION

### Part A

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating:

### 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: 13 Mbps – Highest available upload speed: 1 Mbps  
Superfast - (FTTC) - Highest available download speed: 39 Mbps - Highest available upload speed 8 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 parking available at the property by form of a shared driveway which leads to the single garage. Care must be given not to block the neighbours access to their garage.

### Part C

We understand the property may contain asbestos, particularly the garage roof and asbestos content within the textured ceilings. it was a widely used building material of this era.

### Flooding

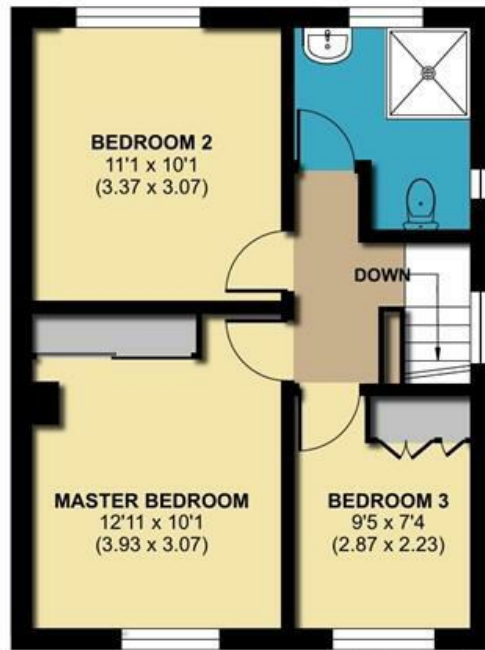
Flooded in last 5 years - No - We understand the flood risk summary for the area around the property is considered very Low risk for surface water flooding and Very Low risk of flooding from rivers and seas. For further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>



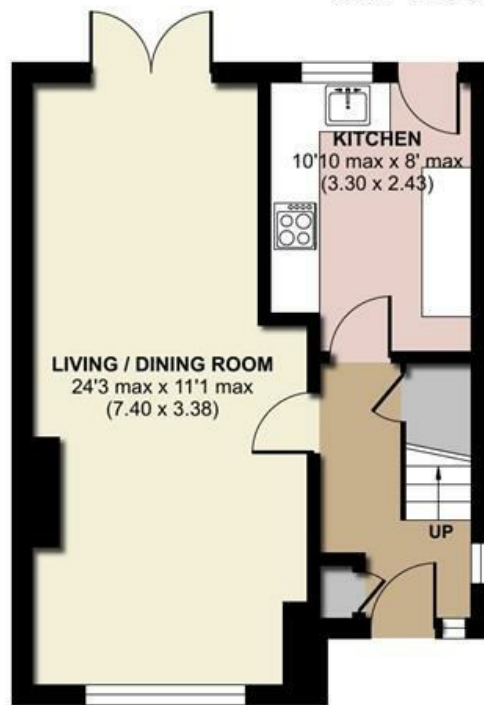
# Greenwood Road, Crowthorne

Approximate Area = 1104 sq ft / 102.5 sq m (includes detached garage)

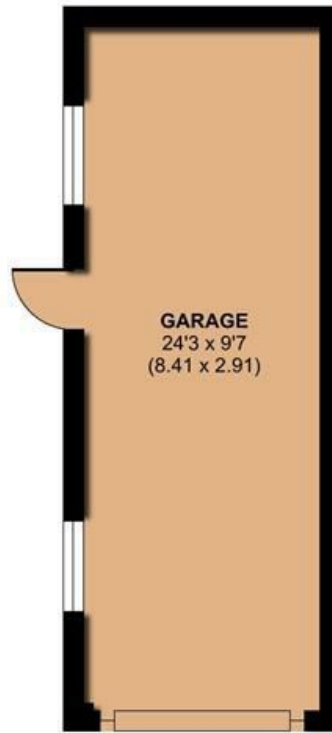
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1197581

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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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