



**5, Furzehill Crescent
Crowthorne
Berkshire, RG45 7EW**

£855,000 Freehold



Located in a desirable non estate setting backing onto woodland, an extended and individual detached chalet bungalow which is presented to the market in immaculate order. The desirable and versatile accommodation comprises an entrance hallway with large cloaks cupboard, a modern cloakroom, a delightful snug/study/family room, a ground floor bedroom with a boxed bay window and modern ensuite bathroom, and a lovely living room with wood burner, boxed bay window and double doors to the garden. One of the highlights of the property is the spacious kitchen/dining room with central island, granite work tops and a good range of integrated appliances. A solid wood staircase takes you to the first-floor with accommodation comprising a galleried landing, a spacious master bedroom with fitted wardrobes and a delightful ensuite. There are two further double bedrooms, and a beautiful four piece updated bath/shower room.

Outside the property's boundary is defined by a low-level brick wall with bricks pillars and ornate metal railings and a block paved driveway provides parking for numerous vehicles. The rear garden backs onto a wooded copse with a patio off the kitchen area with steps leading to a well-tended lawn with colourful shrub borders. Steps lead to the final tier of the garden which benefits from a sizeable open sided barn providing a large storage area.

With regards to the location, Furzehill Crescent is a quiet road within a short walk from the village High Street, with its mix of independent shops, eateries, supermarkets, public houses and other amenities. The popular Morgan Recreational Park, Edgbarrow School, the Wildmoor Heath Nature Reserve and Wellington College are all within reasonable walking distance.

- Desirable non estate setting
- Versatile accommodation
- Stunning kitchen/dining room with central island
- Stunning condition
- Over 1,700 sq.ft. of living accommodation
- Ample driveway and sizeable garden with wooded back drop





MATERIAL INFORMATION

Part A
 Council Tax Band: D
 Local Authority: Bracknell Forest Council
 Energy Performance Rating: E

Part B
 Property construction – Standard form

Services:
 Gas - Mains
 Water – Mains
 Drainage – Mains
 Electricity - Mains
 Heating - Gas Central Heating and Wood burner

Broadband Connection available (information obtained from Ofcom):
 Standard - ADSL/copper wire - Highest available download speed: 17 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: 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>

Parking - There is driveway parking available at the property

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 was originally a bungalow and has been extended
 over the years to create a larger ground floor footprint and a first floor:
 Ref. 08/00969/FUL - Loft conversion with front and rear facing dormers, two
 rear Velux windows and alteration to main roof to form a hipped profile.
 Ref. No: 614588 - Single storey rear extension forming enlarged kitchen and
 bathroom.
 Ref. No: 613168 - Single storey rear extension forming living room.
 Ref. No: 2808 - Application for bungalow. 5 Furze Hill Crescent Crowthorne
 Berkshire RG45 7EW
<https://planapp.bracknell-forest.gov.uk/online-applications/>



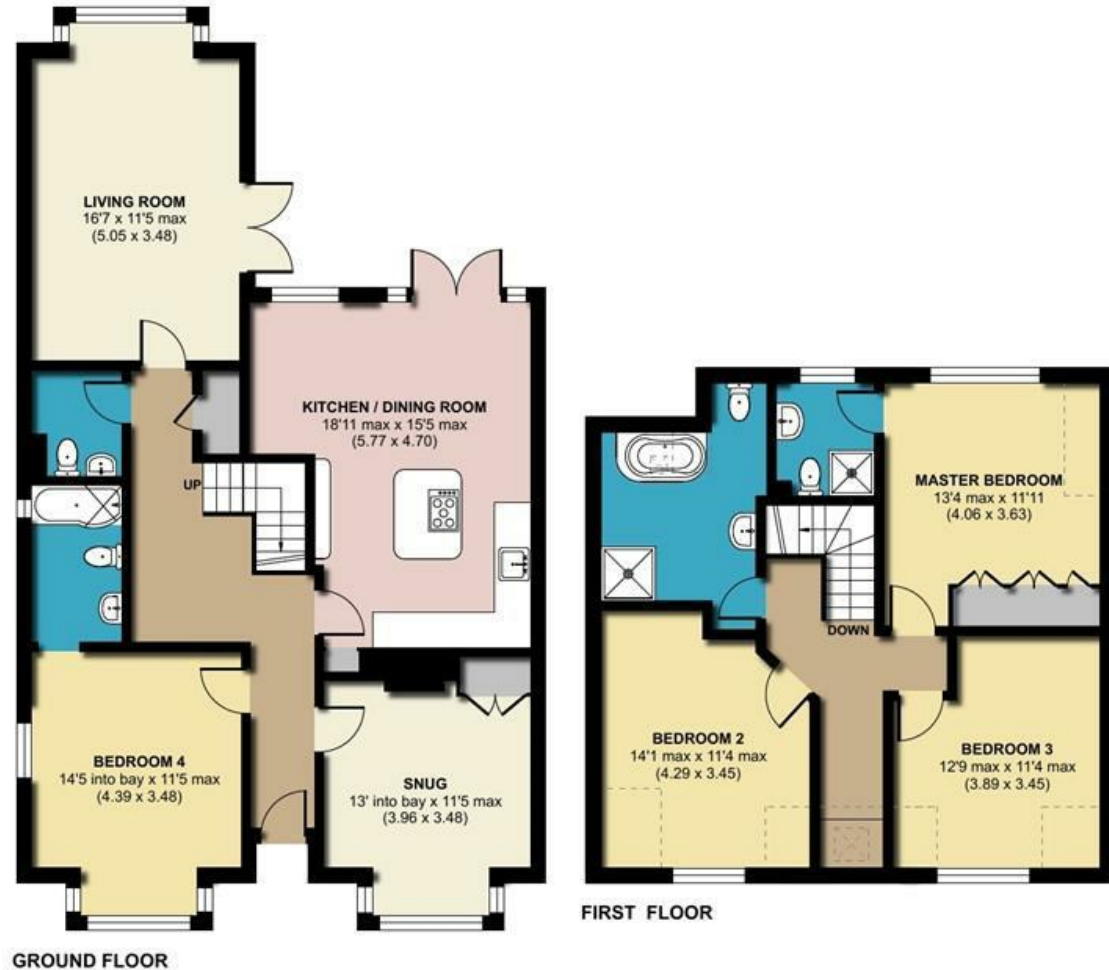
Furzehill Crescent, Crowthorne

Approximate Area = 1666 sq ft / 154.7 sq m

Limited Use Area(s) = 73 sq ft / 6.7 sq m

Total = 1739 sq ft / 161.5 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). © nchecon 2024. Produced for Michael Hardy. REF: 1192339

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
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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