



32, Linkway  
Crowthorne  
Berkshire, RG45 6ES

**£750,000 Freehold**





Located in the favoured area of Edgcumbe Park and occupying a sizeable plot of just over ¼ acre, a spacious and extended family home offering versatile accommodation and offering scope for further improvement and possible extension (STPP). The current accommodation comprises an entrance hallway which leads to the extended modern kitchen/breakfast room with separate utility and the dining room. Where the original kitchen used to sit in this design of home is now a study. There is a spacious 23 living room, an inner hallway, a guest bedroom and a shower room. Upstairs you will find three bedrooms and a family bathroom.

The property sits back from the road and is approached by a spacious driveway providing parking for numerous vehicles and leading to the double garage with light and power. The remainder of the frontage is mainly laid to lawn with a double gate providing side access leading to the secluded and sizeable south facing rear garden which offers a wealth of mature foliage comprising shrubs and trees.

Linkway is one of most desirable roads on the development. Edgcumbe Park is a popular award winning development of apartments, bungalows, chalets and houses constructed by Renway homes in the late 1950's and 60's. The estate is equidistant to Crowthorne village and the railway station and abuts East Berkshire golf course to the north west. If you are looking for a property which you can improve and make your own, we highly recommend booking a viewing

- Vacant possession
- Scope for extension (STPP)
- Versatile accommodation
- Generous ¼ acre plot
- New boiler in 2018 and gas radiator heating
- Just under 2,000 sq.ft of accommodation (including garage)

**MATERIAL INFORMATION**  
 Part A  
 Council Tax Band: F  
 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 - Highest available download speed: 15 Mbps – Highest available upload speed: 1 Mbps  
 Superfast - (FTTC) - Highest available download speed: 64 Mbps - Highest available upload speed 14 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 driveway parking available at the property and a double garage.

Part C









## Linkway, Crowthorne

Approximate Area = 1996 sq ft / 185.4 sq m (includes attached garage)

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: 1206899

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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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