



5, Waterloo Road
Crowthorne
Berkshire, RG45 7PB

£895,000 Freehold



Located in a desirable non estate setting within a stones throw of the village centre, a stunning four bedroom executive family home which has been greatly improved by the current owners. Accommodation comprises an entrance hallway, a modern cloakroom, utility, a high specification and bespoke kitchen/dining/family room with integrated appliances and central island making an ideal room for entertaining. Double doors open to the living room with bi-fold doors to the garden. Upstairs there is a master bedroom with walk in wardrobe and impressive ensuite, three further double bedrooms and a family bathroom and ensuite to bedroom two. Further features include a double garage, ample parking and a external home office with heating, air conditioning and wi-fi.

To the front is ample driveway parking providing parking for numerous vehicles and leading to the double width garage with light and power. The secluded south facing rear garden comprises a patio, an impressive home office, and a garden bar and gazebo, again lending itself to a home which is ideal for entertaining family and friends

Waterloo Road comprises a pleasant mix of properties and is ideally situated for the village High Street with an array of shops and eateries, Crowthorne Train Station is also within walking distance. The location is equally well placed for local schools at all education levels, subject to catchment areas.

- Stunning Kitchen/breakfast/family room
- South facing garden with gazebo bar area
- Double garage and ample driveway parking
- Ensuite to master and guest bedroom
- Office outbuilding with heating, air conditioning and Wi-Fi
- Short walk to High Street and Edgbarrow Secondary School

MATERIAL INFORMATION

Part A
Council Tax Band: G
Local Authority: Bracknell Forest 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: 14 Mbps – Highest available upload speed: 1 Mbps
Superfast - (FTTC) - Highest available download speed: 47 Mbps - Highest available upload speed 8 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 and a double garage.





Waterloo Road, Crowthorne

Approximate Area = 1792 sq ft / 166.5 sq m

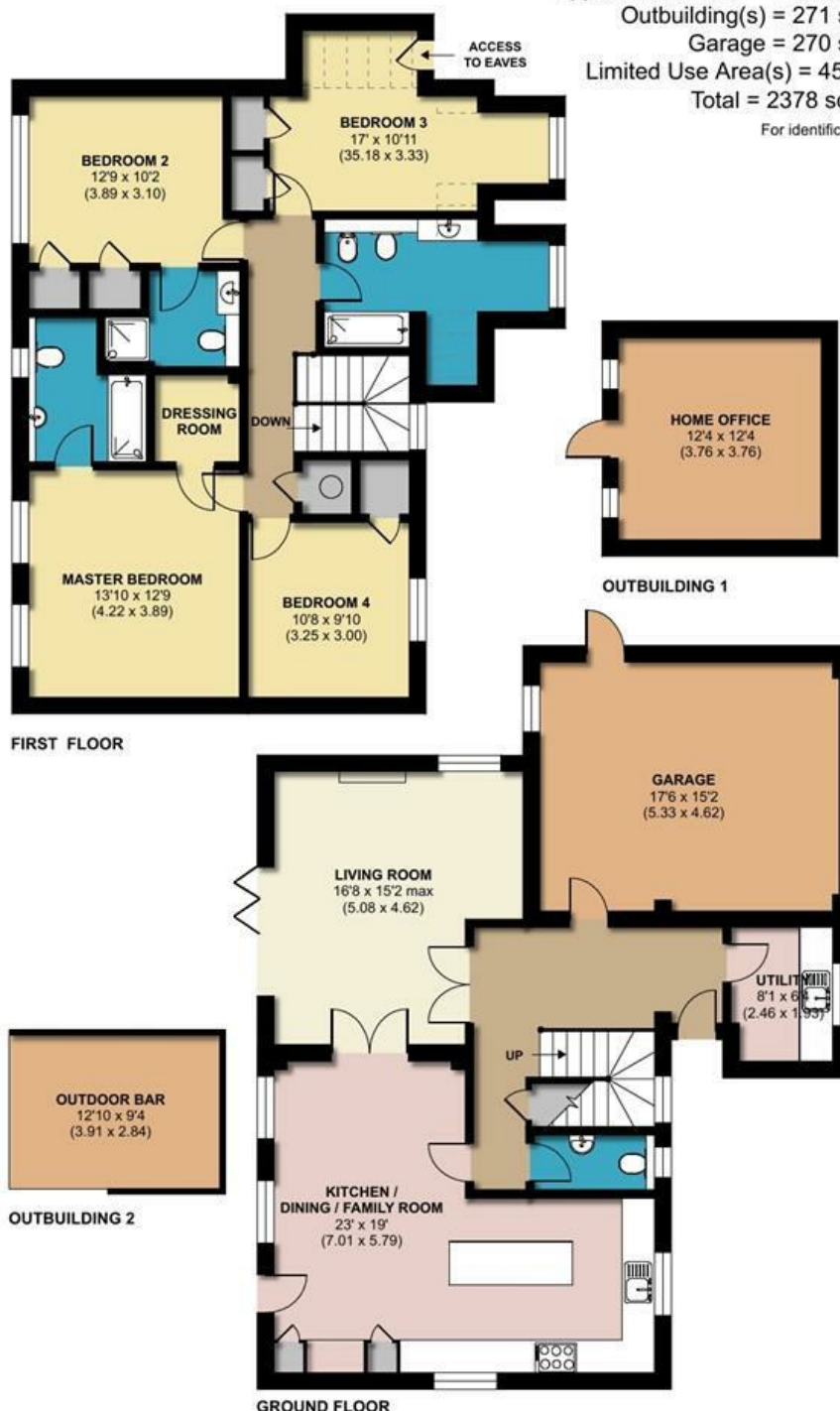
Outbuilding(s) = 271 sq ft / 25.2 sq m

Garage = 270 sq ft / 25.1 sq m

Limited Use Area(s) = 45 sq ft / 4.1 sq m

Total = 2378 sq ft / 220.9 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). © nichecom 2023. Produced for Michael Hardy. REF: 953916

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

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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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