MICHAEL HARDY
SALES & LETTING

2, Buckler Ride
Crowthorne
Berkshire, RG45 6HQ

**£700,000 Freehold**

Offered to the market with no onward chain, a four bedroom detached ex-show home to the ‘Harlington’ design. Whilst never occupied, this desirable home built by Legal and General Homes has been used by the developer as a show home for this property style. Whilst already in immaculate order, the property will be fully redecorated, and all floor coverings will be replaced. The property will also have a healthy remaining NHBC warranty. Located on the periphery of the Bucklers Park development, the spacious accommodation comprises an entrance hallway, cloakroom, study, living room with bi-fold doors, a 23’ high specification kitchen/breakfast room comprising Bosch appliances, quartz work surfaces and bifold doors to the private rear garden.

- Rarely available L&G Home to a high specification which is no longer available
- Property to being fully redecorated and brand new floor coverings
- Roof terrace
- Valid NHBC warranty
- EX L&G Showhome
- Desirable location on edge of Bucklers Park

To the first floor you will find a beautiful guest bedroom with fitted wardrobes and a stylish fully tiled ensuite. There are two further well-proportioned bedrooms and a lovely family bathroom. To the top floor is an impressive master bedroom with fitted wardrobes, a generous roof terrace and a delightful ensuite. This desirable and spacious home also benefits from a single garage with driveway parking and a further parking space adjacent to the drive.

The property enjoys delightful views to the front with well-manicured lawn and further open space beyond Buckler Ride. The fully enclosed rear garden is generous in size and private for a modern development being laid to lawn with mature shrub borders. A patio leads to a pathway which splits leading to the single garage with light and power and the rear gated access.

Bucklers Park is the latest development on the edge of Crowthorne built amongst established woodland and close to a newly designated area of 100 acres of permanent woodland and nature reserve. The property is a short walk from Crowthorne village centre which benefits from a good variety of independent shops, restaurants and public houses. Bucklers Park benefits from a Hall & Woodhouse restaurant/bar, a community garden and neighbourhood centre. A brand new Co-Op convenience store has also recently opened on the development. The property is ideally placed for access to the A329(M) and M4.

This is a rare opportunity to purchase a new Legal and General Home which benefited from a higher specification to include bi-fold doors and upgraded appliances. Please contact Michael Hardy to book your viewing as we are expecting a high level of demand.

Council Tax Band: F
Local Authority: Bracknell Forest Council
Energy Performance Rating: B
There is an annual estate charge -£220.69 P/A. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

BOSCH
BOSCH

# Floorplan

## Buckler Ride, Crowthorne

Approximate Area = 1567 sq ft / 145.5 sq m (excludes detached 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: 1227452


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
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.
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