



52, Ellis Road
Crowthorne
Berkshire, RG45 6PT

£595,000 Freehold



Offered to the market with no onward chain and located in a desirable non estate setting in one of Crowthorne's premier roads, a detached bungalow which offers scope for improvement and extension (STPP). The versatile accommodation comprises an entrance porch and hallway, three bedrooms, a family bathroom, a kitchen/breakfast room, a spacious living room, and a sizeable 22'11 x 10'1 family room.

- No onward chain
- Scope for further improvement and extension (STPP)
- Two reception rooms
- Desirable non estate location
- Three bedrooms
- Garage and driveway parking

To the front is a gravel driveway providing parking for several vehicles which leads to the single garage, the remainder of the frontage is mainly laid to lawn. The rear garden comprises a large patio with separate gravel areas and the remainder laid to lawn with mature hedge borders.

Ellis Road is located within reasonable distance of the High Street with its variety of stores, eateries and general amenities. Good local schools at all levels are within reasonable distance and also nearby is the Bucklers Forest, Crowthorne woods and Heathlake Nature Reserve with its pleasant woodland walks around Heath Lake.

Council Tax Band: E
Local Authority: Wokingham Borough Council
Energy Performance Rating: D





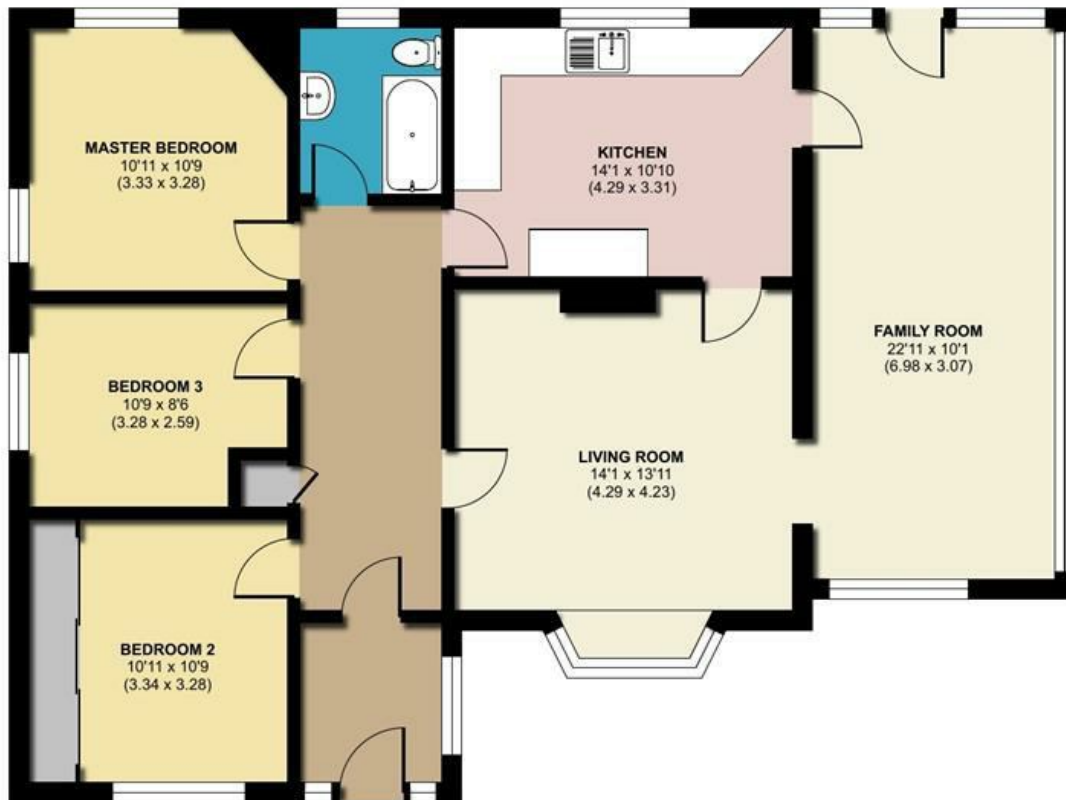
Ellis Road, Crowthorne

Approximate Area = 1151 sq ft / 106.9 sq m (excludes detached garage)

For identification only - Not to scale



GARAGE



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1248244

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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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