



5, Marigold Close  
Crowthorne  
Berkshire, RG45 6TY

**£375,000 Freehold**





Situated in a pleasant courtyard and located in the ever popular area of Heathlake Park, a spacious well presented two bedroom end terraced home with garage and an allocated parking space . Presented in good order the accommodation comprises an entrance hallway, spacious living room, a kitchen/dining room , two double bedrooms and a modern family bathroom suite. The property further benefits from a gas radiator heating system and is offered to the market with no onward chain. A viewing is highly recommended.

- Desirable location
- Modern kitchen and bathroom
- Gas radiator heating system
- No onward chain
- Two double bedrooms
- One allocated parking space and a garage in a nearby block

Outside to the front there is communal gated side access to the rear, a low maintenance garden area mainly laid with gravel with a courtesy pathway leading to the front door and an external storage cupboard. The good sized secluded rear garden is fully enclosed, is mainly laid to lawn with plant borders, a patio area and a gate which provides access to the communal pathway to the front.

Heathlake Park is a sought after development of 2, 3, 4 and 5 bedroom homes built in the 1980s, and abuts the woodland of the Heathlake Nature Reserve and the East Berkshire Golf Course. The estate is a reasonable walk to both Crowthorne Railway Station and the village High Street with its variety of shops and eateries, and is also a convenient short walk to the Greenwood Road shopping parade.

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









## Marigold Close, Crowthorne

Approximate Area = 655 sq ft / 60.8 sq m

Outbuilding = 5 sq ft / 0.4 sq m

Total = 660 sq ft / 61.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Michael Hardy. REF: 1276937

Residential Sales and Lettings  
9 Broad Street, Wokingham,  
Berkshire RG40 1AU

0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto: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](mailto:crowthorne@michael-hardy.co.uk)

[www.michael-hardy.co.uk](http://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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Ref: 18326476 | Folio: C5902 | 15th April 2025