



15, Hillary Drive  
Crowthorne  
Berkshire, RG45 6QF

**OIEO £580,000 Freehold**





Ideally located within a short walk of the Oaklands Infant and Junior schools, an extended semi detached home which is offered to the market with no onward chain. Accommodation comprises an entrance porchway, entrance hall, a modern cloak room, a sizeable open plan kitchen/dining room, living room, family room, and a delightful conservatory with views over the garden. Upstairs the master bedroom benefits from a modern ensuite bathroom, there are two further double bedrooms and a fourth bedroom/study (please note this room only has a velux style window), and a well presented family bathroom. Further feature include driveway parking to the front of the property, an enclosed rear garden with a courtesy door to the single garage which benefits from vehicular access off Grange Avenue.

- No onward chain
- Versatile accommodation
- Driveway parking & single garage located to the side of the property
- Extended accommodation
- Close to schools and amenities
- Separate further drive to the front of the property

To the front is a spacious tarmac driveway with the remainder of the frontage laid to lawn. A side gate opens to the secluded and fully enclosed rear garden with wooden decked area and the remainder laid to lawn with shrub borders. A courtesy door opens to the single garage where vehicular access is provided off Grange Avenue and benefits from driveway parking for one vehicle.

This desirable and extended semi-detached family home is located a short distance to the convenient 'Tesco Express' shopping parade and the highly regarded Oaklands Infant and Junior Schools. It is also within reasonable walking distance of the village High Street with its variety of stores, eateries and general amenities.

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





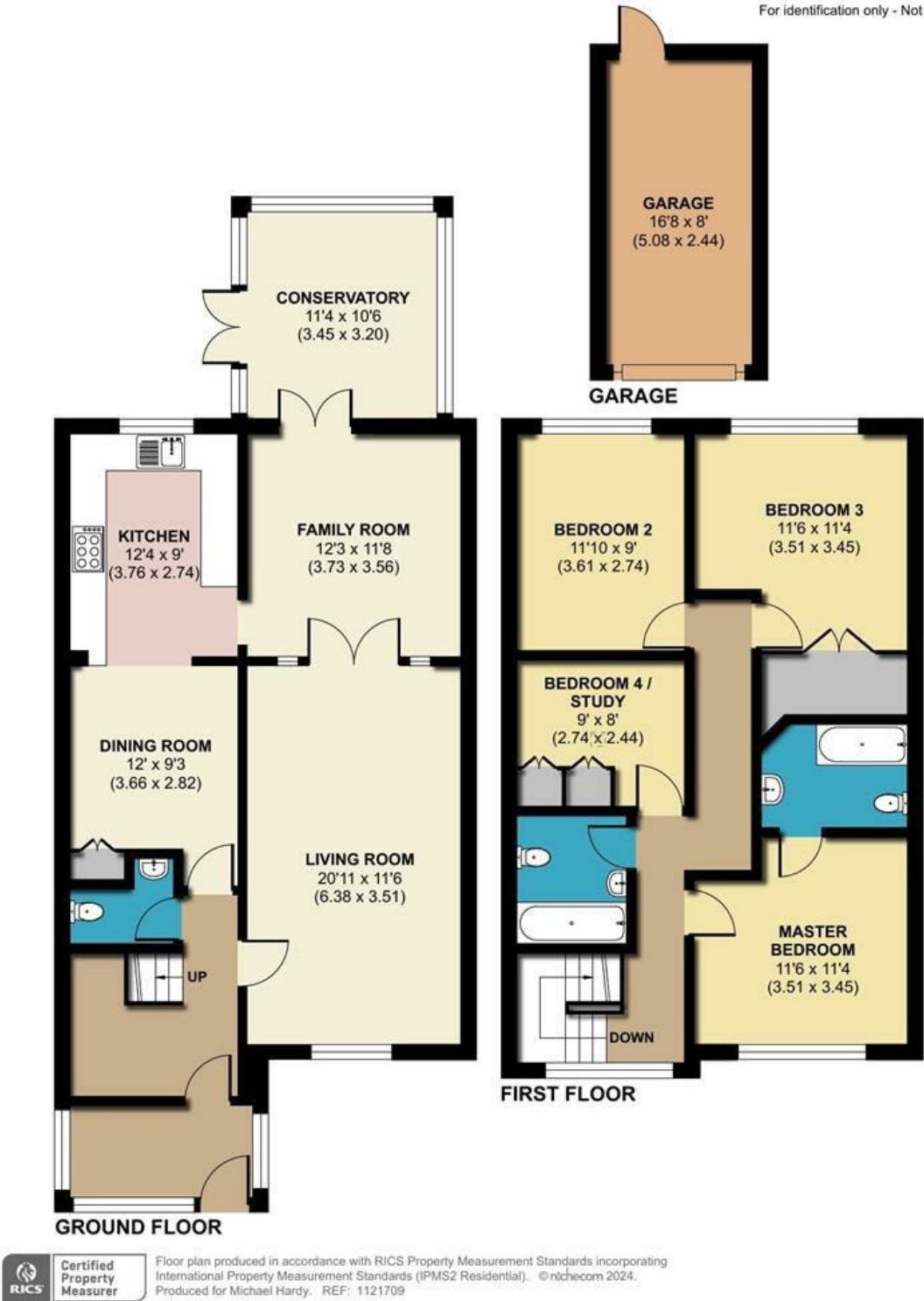




Hillary Drive, Crowthorne, RG45

Approximate Area = 1640 sq ft / 152.3 sq m (excludes detached garage)

For identification only - Not to scale



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](http://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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