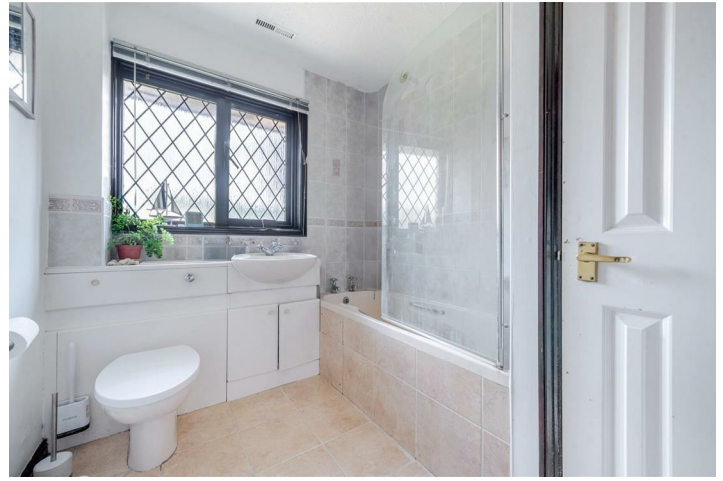




11, Marigold Close
Crowthorne
Berkshire, RG45 6TY

£398,000 Freehold



Offered to the market with no onward chain and benefitting from a replacement gas radiator heating system, a desirable three bedroom end of terrace home located in the popular area of Heathlake Park. Accommodation comprises an entrance hallway with storage cupboard, living room with understairs storage and a spacious kitchen/dining room with doors to the rear garden. Upstairs you will find a master bedroom with fitted wardrobe unit, guest bedroom with fitted wardrobe unit, a third bedroom which is currently set up as a study, and a family bathroom.

- No onward chain
- Garage in block
- Gas radiator heating system
- Courtyard setting
- Spacious kitchen/dining room
- Enclosed and secluded garden

The property sits in a pleasant courtyard with an allocated parking space and a garage in a nearby block. There is a courtesy path to the front door with an outside storage cupboard and the remainder of the frontage is laid to lawn. Gated side access opens to the rear garden which is fully enclosed and comprises a patio with the remainder laid to lawn. There are stepping stones to the rear of the garden and a small selection of shrubs.

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: D

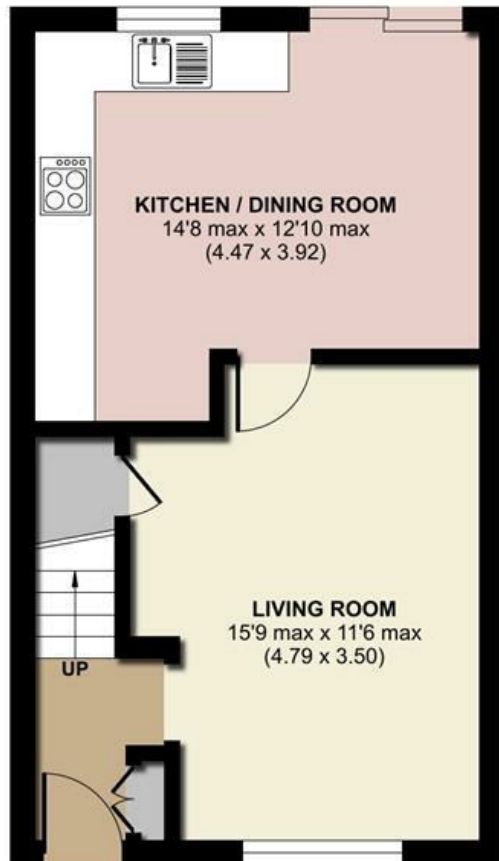




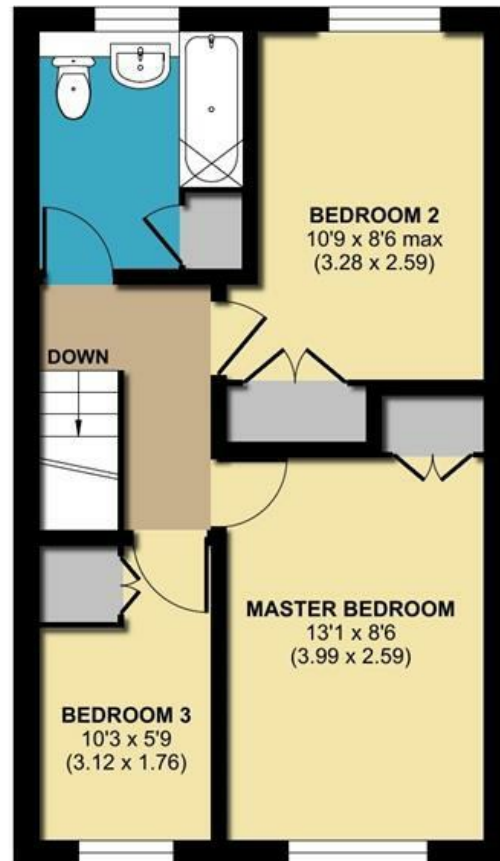
Marigold Close, Crowthorne

Approximate Area = 782 sq ft / 72.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1293797

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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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