



6, Barracane Drive  
Crowthorne  
Berkshire, RG45 7NU

**OIEO £450,000 Freehold**





Located in a small cul-de-sac within a short walk of the village high street and local schools, a three bedroom terraced home which benefits from a garage and driveway parking. Accommodation comprises an entrance porch, a spacious living/dining room with patio doors to the sizeable rear garden, a modern updated white gloss kitchen, three well proportioned bedrooms, a separate W.C. and a family bathroom.

- Short walk to high street
- Stylish modern kitchen
- Sizeable rear garden
- Double glazing and gas radiator heating
- Good sized living/dining room
- Garage and driveway parking

The delightful rear garden comprises a raised decking area which steps down to an extensive lawn with a garden pond, rockery, mature foliage and a pathway leading to the bottom of the garden where a garden shed will be found. The front of the property benefits from driveway parking and a single garage with up and over door and a courtesy door to the kitchen. The remainder of the frontage is laid to lawn.

Barracane Drive is a pleasant residential area which is about half of a mile from Crowthorne village High Street and equally well placed for local schools at all education levels, subject to catchment areas. The development is only a ten minute walk (being less than half a mile) to the village High Street with its variety of shops, amenities and eateries.

Viewings recommended to appreciate this well presented and desirable home.

Council Tax Band: D  
Local Authority: Bracknell Forest Council  
Energy Performance Rating: D







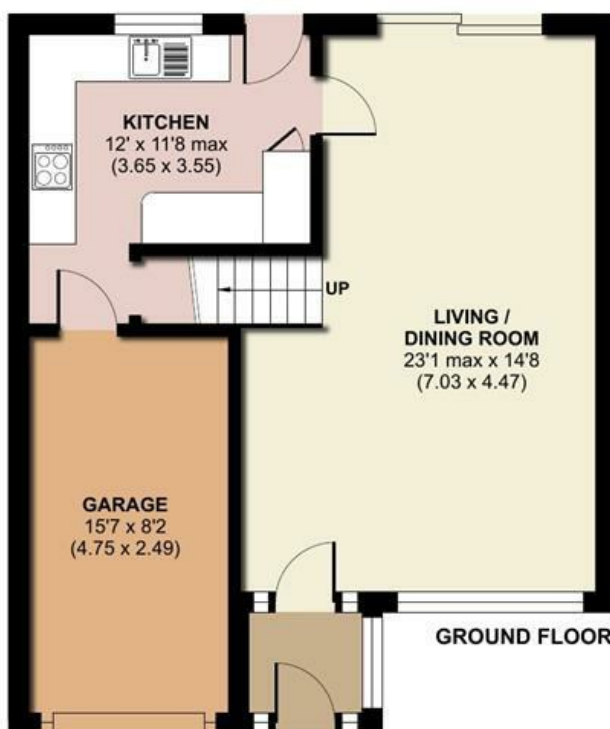
## Barracane Drive, Crowthorne

Approximate Area = 1136 sq ft / 105.5 sq m (include garage)

For identification only - Not to scale



FIRST FLOOR



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: 1238309

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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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