



**Maybank, 36, Church Road East
Crowthorne
Berkshire, RG45 7NA**

£925,000 Freehold



Located on a desirable unmade road within a short walk of the village centre, a rare opportunity to purchase this imposing detached family home which has been sympathetically extended by the current owners but offers further scope for improvement and extension (STPP). Situated on a private plot just under ¼ acre, this character home offers accommodation as follows; entrance hallway, living room with fire, snug/study, cloakroom, living room/dining room, kitchen/breakfast room and a separate utility. Upstairs you will find a sizeable master bedroom with bay window, three further well proportioned bedrooms, a spacious family bathroom and a separate shower room which could potentially be made into an ensuite.

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| <ul style="list-style-type: none"> • Beautiful period property • Just under ¼ acre plot • Private Road | <ul style="list-style-type: none"> • Four bedrooms • Potential for improvement and extension (STPP) • Close to village centre |
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Outside, the boundary is denoted by a low level brick wall and a gravel drive leads to the double length garage with front and rear up and over doors and light and power. The remainder of the frontage is mainly laid to lawn. Side access leads to the secluded south east facing rear garden which measures c.140ft. A patio area then leads to an expansive lawn with central timber pergola arch. There is a beautiful array of mature shrub foliage and a timber built shed to which is found at the rear of the garden.

Church Road East is located in a quiet street within a short stroll of the village High Street with its variety of stores, eateries and general amenities. Also nearby are many noteworthy landmarks and beauty spots which include the National Trust 'Ridges', Heathlake Nature Reserve with its pleasant woodland walks around the Heath Lake and the grounds of Wellington College.

Council Tax Band: E
 Local Authority: Bracknell Forest Council
 Energy Performance Rating: C





Church Road East, Crowthorne

Approximate Area = 1711 sq ft / 158.9 sq m (excludes detached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1305575

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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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

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