

Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

39, Swords Drive, Crowthorne, Berkshire, RG45 6GS

£665,000
Freehold

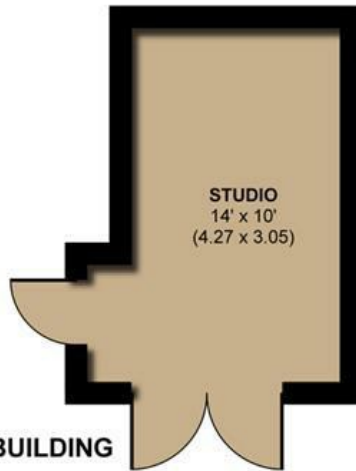
Swords Drive, Crowthorne

Approximate Area = 1412 sq ft / 131 sq m (excludes detached garage)

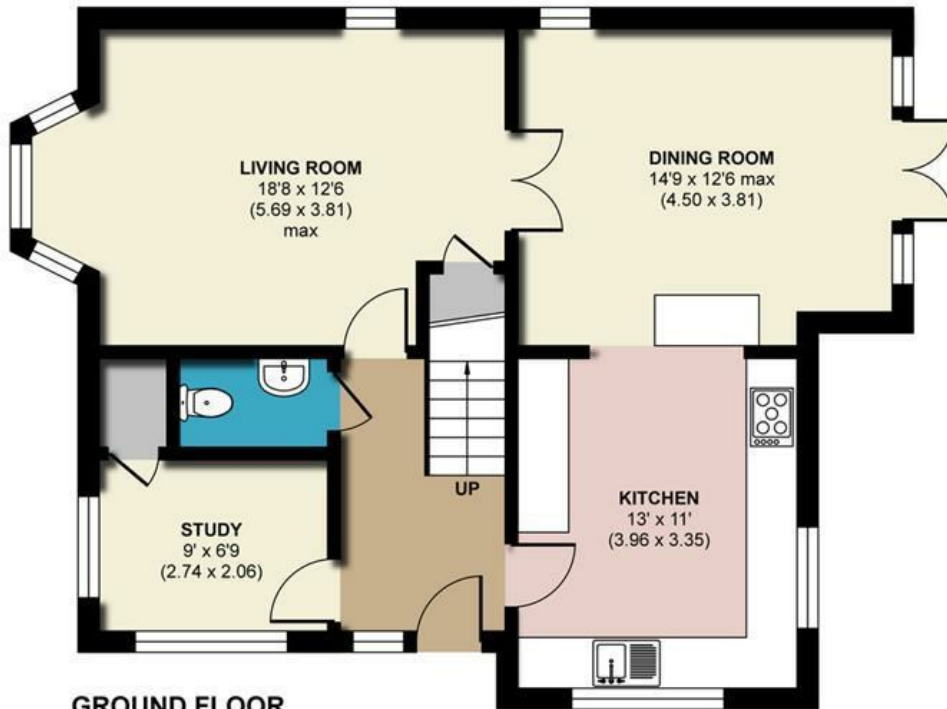
Outbuilding = 185 sq ft / 17 sq m

Total = 1597 sq ft / 148 sq m

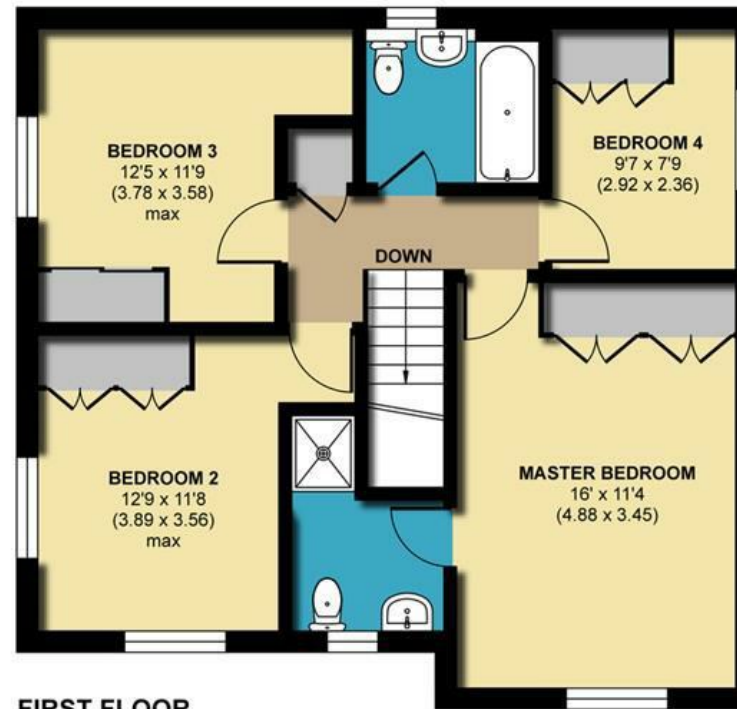
For identification only - Not to scale



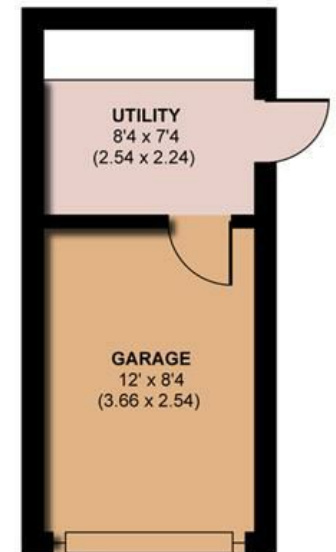
OUTBUILDING



GROUND FLOOR



FIRST FLOOR





Located on the desirable Oakham park development by Bewley Homes, a spacious four bedroom detached home which has been built to a high specification. Benefitting from a secluded well-manicured garden with a purpose built home office, viewing is highly recommended. Accommodation comprises an entrance hallway, cloakroom, study, a spacious open plan kitchen/dining room with stone composite worktops and integrated SMEG appliances and a living room. Upstairs there is a master bedroom with ensuite, three further bedrooms and a luxury family bathroom. Further features include a single garage and driveway parking.

- High specification kitchen/dining room with SMEG appliances
- Purpose built summer house making an ideal home office

Situation

Oakham Park is one of the latest developments to be built in Crowthorne. Built by Bewley Homes, the development comprises a mix of apartments and houses. Oakham Park is ideally situated for the local Bucklers Park Nature Reserve which provides an ideal space for walking and cycling. Local amenities are also within easy reach which includes Hatch Ride School and Edgbarrow School secondary Academy School.

Outside

To the front there is a low maintenance garden well stocked with a variety of shrubs and flowers with a courtesy path to the front door. The rear garden is fully enclosed and of a secluded nature, the current owners have extended the patio and the remainder is laid to lawn. There is a high quality summerhouse with light and power which would make an ideal home office or hobby room. The single garage has been divided to make a storage area and utility, please note we don't believe building regulations have been obtained for the conversion to a utility room. ** This is information your solicitor should check as part of the conveyancing process** To the front of the garage is a driveway providing parking for up to three vehicles.

Energy Performance Rating

B

Council Tax Band

F

Local Authority

Wokingham Borough Council

Directions

From our Crowthorne office turn left onto Dukes Ride and left at the roundabout into Bracknell Road. Left at the next roundabout into Old Wokingham Road and sixth left into Swords Drive. Follow the road towards the end where the property will be found on the left hand side.

*The seller has informed us they pay a management charge of c.£300 P/A which covers the upkeep of the communal areas. NB, This is information you will need to verify through your solicitor, as part of the conveyancing process.



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Ref: 15601524 | Folio: C5408 | 19th March 2021

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, complied 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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