



Michael Hardy

MICHAEL HARDY
RESIDENTIAL EXPERTS

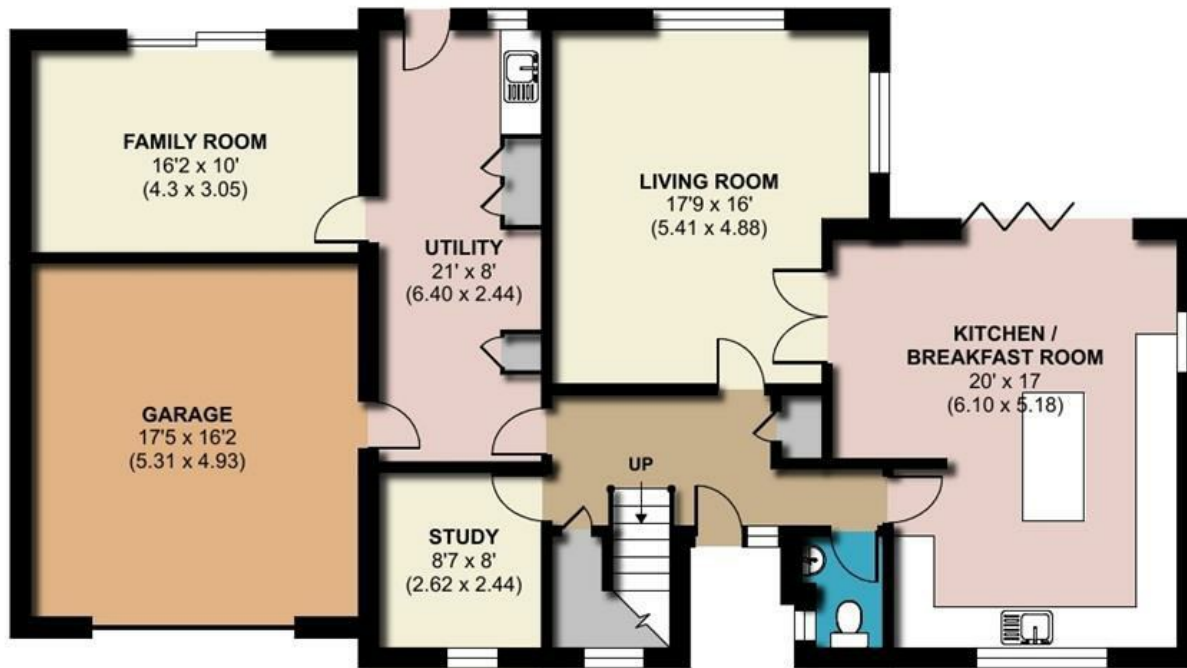
2, Aldworth Gardens, Crowthorne, Berkshire, RG45 6PQ

Guide Price £900,000
Freehold

Aldworth Gardens, Crowthorne

Approximate Area = 2522 sq ft / 234.3 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Located in a desirable select cul-de-sac off one of Crowthorne's most prestigious roads, a spacious detached residence which is presented in excellent order throughout. Accommodation comprises an entrance hallway, cloakroom, a good sized study, a living room, modern contemporary kitchen/breakfast room with central island and bifold doors to the garden, a sizeable separate utility room and a family room. Upstairs there is an impressive master bedroom with walk in wardrobe and an ensuite shower room. There are three further well-proportioned bedrooms and a stunning refitted family shower room. Further features include ample driveway parking, a double garage, and a secluded rear garden.

- Replacement double glazed uPVC windows
- Highly desirable location
- Scope for extension (STPP)

Situation

Aldworth Gardens is a small executive cul-de-sac just off 'The Avenue', which is regarded as one of Crowthorne's most desirable roads, The Avenue is made up of a variety of individual properties on mature good size plots. Good local schools at all levels are all within reasonable distance (subject to catchment areas). The property is located approximately half a mile from the Village High Street and within half a mile of the ever-popular Edgbarrow School.

Outside

To the front is ample driveway parking for several cars leading to the double width garage with the remainder of the frontage mainly laid to lawn. The private south west facing rear garden is generous in size with twin patios (the cat enclosure will be removed) and the remainder laid to lawn with mature trees and shrubs following the border.

Energy Performance Rating

D

Council Tax Band

G

Local Authority

Wokingham Borough Council

Directions

From our Crowthorne office, turn right onto Dukes Ride and proceed until you reach the second turning on the right which is The Avenue. Aldworth Gardens will be found on the left just after Our Lady's Preparatory School. The property can be found on the left-hand side at the end of the cul-de-sac.



Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

www.michael-hardy.co.uk

Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

crowthorne@michael-hardy.co.uk

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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



 /michaelhardestateagent

 @MichaelHardy_