



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

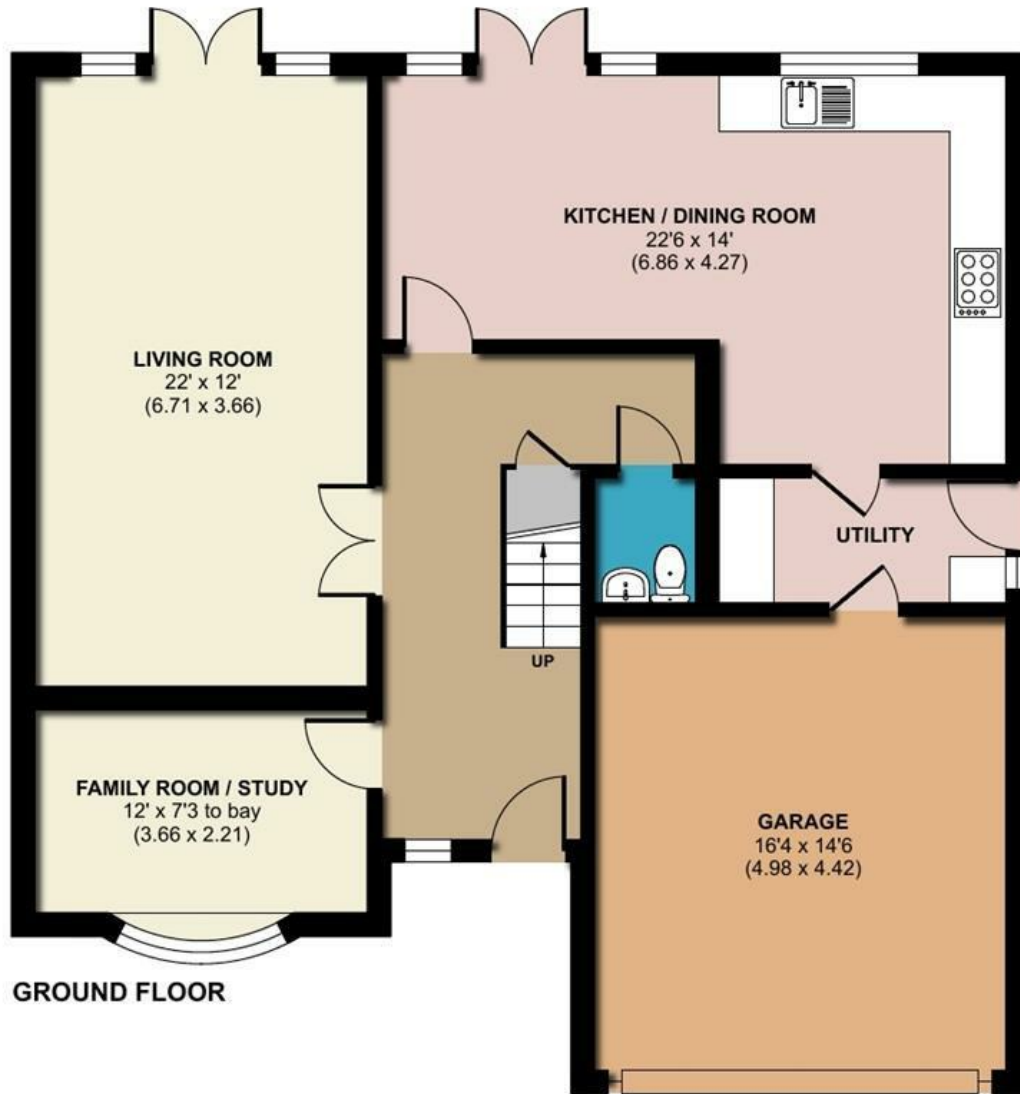
Kingsmead, Kingsley Close, Crowthorne, Berkshire, RG45 7PH

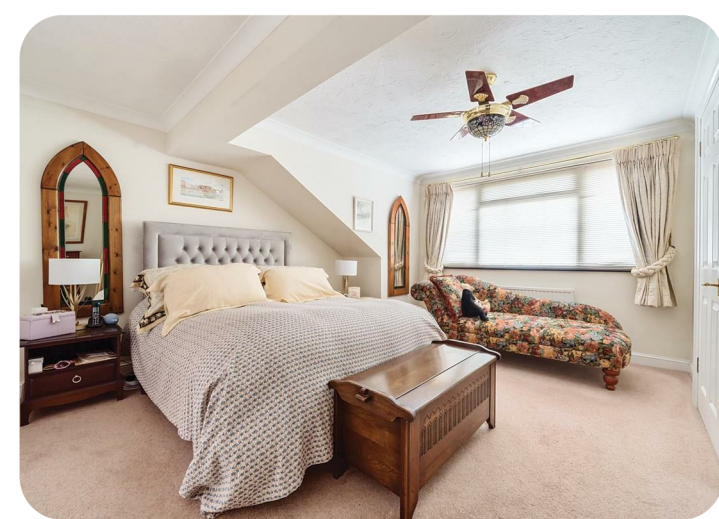
£850,000
Freehold

Kingsmead, Kingsley Close, Crowthorne

Approximate Area = 2058 sq ft / 191.1 sq m (includes attached garage)

For identification only - Not to scale





Located in a select cul-de-sac, abutting the highly regarded Edgbarrow secondary school and within a short walk of the village centre, an immaculately presented four bedroom detached home. Accommodation comprises an entrance hallway, cloakroom, a stunning updated kitchen/breakfast room with separate utility, a dual aspect living room, and a family room/home office. Upstairs you will find a sizeable master bedroom with an excellent range of fitted wardrobes and a good sized ensuite shower room. There are three further spacious bedrooms and a four piece family bathroom. Further features include a secluded west facing rear garden, ample driveway parking and a double garage.

- Gas radiator heating system
- Stunning modern kitchen
- Close to schools and High Street

Situation

This well-proportioned detached family home is conveniently located within a short walk of the village High Street, Edgbarrow school and sports centre. Wellington College and Eagle House schools are also within walking distance. The village high street offers a selection of shops, coffee shops and restaurants and the popular Wildmoor Heath Nature Reserve is within a short walk. Crowthorne railway station is a short distance away with its regular services to Gatwick Airport and Reading Station.

Outside

To the front is a double width drive leading the double width garage with electric door. The secluded west facing rear garden benefits from a patio area when then steps up to an area mainly laid to lawn. The garden is fully enclosed with mature borders and side access.

Energy Performance Rating

D

Council Tax Band

G

Local Authority

Bracknell Forest Council

Directions

From our Crowthorne office turn left onto Dukes Ride and right at the roundabout into the High Street. At the next roundabout proceed straight over onto the Sandhurst Road. Continue through the traffic lights and after about 300 metres turn left into Kingsley Close. At the T junction turn left where 'Kingsmead' will be found on your left hand side.



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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.

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