



Marigold Close, Crowthorne, RG45 6TY

£450,000

4 2 1



EXTENDED END OF TERRACE This end of terrace property has been extended recently and now offers flexible accommodation across three floors to include four bedrooms, ensuite to bedroom one, family bathroom and on the ground floor there is a lounge and kitchen/dining room. To the rear is a garden with side access and to the front there is a garage in a block and further parking. The property is situated within Heathlake Park with its delightful woodland walks and convenient access to motorway links and other amenities. * The owners have advised that the council tax band would be reviewed by the council once the property has been sold due to the changes made to the property.



Marigold Close, Crowthorne

Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft
Garage / Storage = 14.4 sq m / 155 sq ft
Total = 113.7 sq m / 1224 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1205267)
Produced by BlueSky Estate Agency Services on behalf of Frank Schippers

- Extended End Of Terrace Home
- Four Bedrooms
- Gas Central Heating
- Convenient For Woodland Walks
- EPC Rating C
- Popular Heathlake Park Development
- Ensuite To Bedroom One
- Parking & Garage
- Wokingham Council-Tax Band D



Energy performance certificate (EPC)

2 Marigold Close
CROWTHORNE
RG45 7AT

Energy rating
C

Valid until
20 May 2026

Certificate number
2385-3655-5255-5215-5254

Property type
End-terrace house

Total floor area
98 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-energy-rated-property-minimum-energy-efficiency-standards-guidance) <https://www.gov.uk/guidance/domestic-energy-rated-property-minimum-energy-efficiency-standards-guidance>

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
35-54	E		
21-34	F		
1-20	G		

74 C

85 B