





Hinton Drive, Crowthorne, Berkshire, RG45 6JY

£475,000

3 1 2



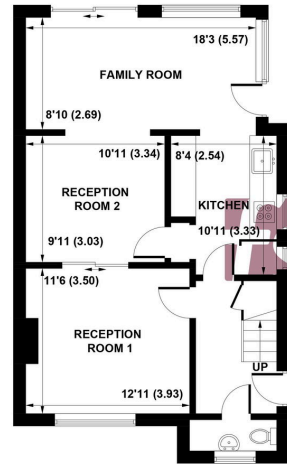


**EXTENDED 3 BEDROOM SEMI.** This is a rare opportunity to purchase a spacious, extended 3 bedroom semi-detached home in one of Berkshire's most desirable villages. The home is offered to the market with no onward chain. On the ground floor the property features a downstairs cloakroom, 12ft lounge, 18ft family room, further reception room and kitchen. On the first floor are 3 bedrooms, a family bathroom and separate wc. Access to fully boarded loft with loft ladder. Outside there is a garage and substantial carport, together with a shed and greenhouse. The house is situated on a large plot with a well stocked garden to the rear boasting several mature fruit trees. The property is in need of some modernisation. With excellent schooling, green spaces and sports clubs on the doorstep, this home is ideal for growing families and active lifestyles. Viewings highly recommended to fully appreciate the space, potential, and location.



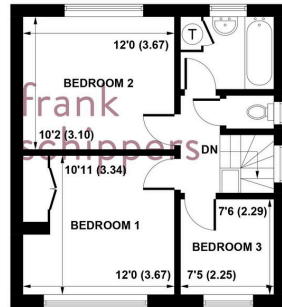
## Hinton Drive, Crowthorne

Approximate Gross Internal Area = 1069 sq ft / 99.3 sq m  
Garage = 174 sq ft / 16.2 sq m  
Total = 1243 sq ft / 115.5 sq m

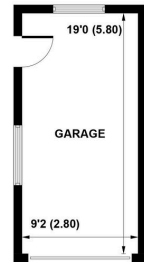


GROUND FLOOR

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 1211257)  
Produced by BlueSky Estate Agency Services on behalf of Frank Schippers



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

- Extended Semi Detached
- 18ft Family Room
- Further Reception Room
- Garage
- EPC Rating D
- 3 Bedrooms
- 12ft Lounge
- Delightful Plot
- In Need Of Modernisation
- Council Tax Band E



11060205, 12/12 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
11 Hinton Drive, Crowthorne, RG45 7AT	Energy rating	D	Valid until: 16 May 2025
Certificate number		2271-1135-1611-0111-7823	
Property type	Semi-detached house		
Total floor area	100 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/landlords-provide-letting-property-minimum-energy-efficiency-standard-landlord-guidance>

**Energy rating and score**

This property's energy rating is D. 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 50

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	Current	
49-54	E		
45-48	F		
1-44	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/2271-1135-1611-0111-7823/printout>