MICHAEL HARDY
SALES & LETTING



34, Merryman Drive,
Crowthorne,
Berkshire, RG45 6TW

£710,000 Freehold





Located in the favoured area of Heathlake Park, a Laing built four bedroom family home benefitting from a double garage and driveway parking. The accommodation comprises an entrance hallway, cloakroom, dual aspect living room, a conservatory with underfloor electric heating, a fitted kitchen and a separate dining room. Upstairs you will find four well proportioned bedrooms with the master benefitting from a fully tiled ensuite and a part tiled family bathroom. The property further benefits from a secluded rear garden.

- Four bedroom detached home
- Ensuite to master
- Conservatory with underfloor heating
- Double garage and driveway parking
- Separate dining room
- Secluded rear garden

To the front you will find a pathway to the front door with driveway parking leading to the double width garage with electric up and over door, light, power and eaves storage. A courtesy door opens to the secluded rear garden which is mainly laid to lawn with mature shrub and fruit trees (please note the smaller fruit trees will be removed prior to completion). There is side access and a timber built shed.

Heathlake Park is a development built in the late 1980's and abuts the woodland of the Heathlake Nature Reserve and the East Berkshire Golf Course. The estate is between Crowthorne Railway Station and the High Street with its variety of shops and amenities and a short walk to the Tesco Express shopping parade.

Council Tax Band: F
Local Authority: Wokingham Borough Council
Energy Performance Rating: D









Floorplan

Merryman Drive, Crowthorne

Approximate Area = 1530 sq ft / 142.1 sq m
Garage = 296 sq ft / 27.4 sq m
Total = 1826 sq ft / 169.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1513041

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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, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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