



**S**  
**Seymours**

The Brambles  
Crowthorne, RG45 6EF  
£650,000

## Property Details



- 4 bedrooms
- 2 baths
- EPC Rating C
- 1,514 sq ft
- Crowthorne Station (0.9 miles)
- Modern refitted kitchen breakfast room
- Living room and Office/family room
- Utility and cloakroom
- Four bedrooms
- Refitted bathroom and en suite shower room
- Council tax band E currently £2850.09 per annum
- Near to Sandhurst and Crowthorne
- Attractive countryside walks at Simons Wood
- Crowthorne station within walking distance

A fabulous modernised detached four bedroom home which has been the subject of considerable improvement and refurbishment by the current owners. The property benefits from a modern refitted kitchen breakfast room as well as a spacious Living room and a useful family room/office to the front of the house. The downstairs cloakroom and both the en suite shower room and the family bathroom have also been refitted with a modern contemporary feel. To the rear of the house is a landscaped rear garden which is mainly lawned but also offers a great patio with outdoor kitchen and bbq area. To the front of the house is driveway parking for two cars. The house is ideally situated between Crowthorne and Sandhurst and offers good local schools as well as attractive countryside close by.



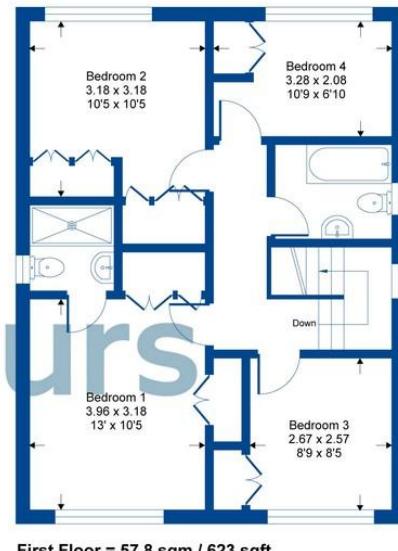
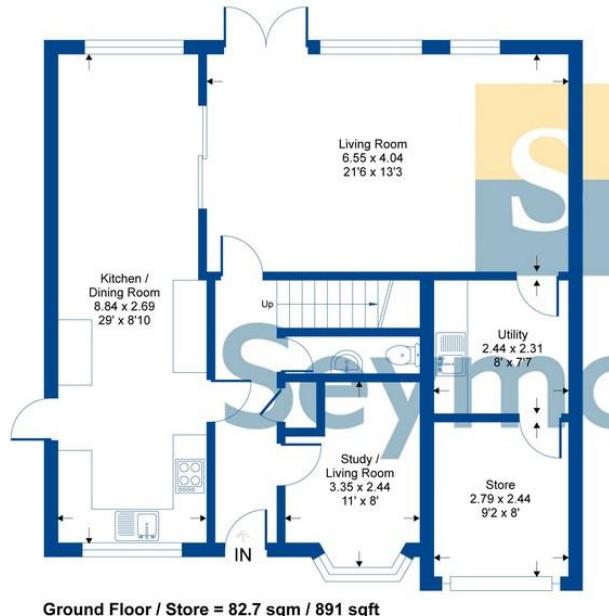
## Property Details

### The Brambles

Approximate Gross Internal Area = 133.8 sq m / 1441 sq ft

Approximate Store Internal Area = 6.7 sq m / 73 sq ft

Approximate Total Internal Area = 140.5 sq m / 1514 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Seymours Blackwater Office 6 Kings Parade, 34 London Road, Blackwater, Camberley, Surrey, GU17 9AA  
 01276 534100 / [james@seymours-blackwater.co.uk](mailto:james@seymours-blackwater.co.uk) / [seymours-estates.co.uk](http://seymours-estates.co.uk)

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.