



7, Napier Road
Crowthorne
Berkshire, RG45 7EJ

OIRO £699,950 Freehold



Located in the heart of the village centre, a brand new detached bungalow built to a high standard and with the benefit of a 10 year NHBC warranty. The bespoke build offers wheelchair friendly accommodation and great environmental credentials with an air source heat pump and under floor heating. The desirable accommodation comprises an entrance hallway, a delightful living/dining room with bi fold doors to the garden and open plan to the stunning kitchen with fully integrated appliances. There is a master bedroom with a stunning en suite shower room (a shower screen can be added if requested), two further double bedrooms and a stylish family bathroom suite.

- Brand new detached bungalow
- Air source heat pump
- Wheel chair friendly access
- 10 Year NHBC warranty
- Bi fold doors to living room
- In the heart of the village centre

To the front there is a spacious block paved driveway for approximately three vehicles with the remainder laid to lawn. Side access to both sides of the bungalow leads to the enclosed rear east facing garden with timber built bike shed with power and the remainder laid to lawn

This newly built detached bungalow is situated within walking distance of the village High Street with its variety of stores, eateries and general amenities. Good local schools at all levels, including the outstanding Edgbarrow Secondary School, are all within reasonable distance (subject to catchment areas). Also nearby are many noteworthy landmarks and beauty spots, including Heathlake Nature Reserve with its pleasant woodland walks around Heath Lake and Wildmoor Heath Nature Reserve.

Council Tax Band: New Build rate not available.

Local Authority: Bracknell Forest Council

Energy Performance Rating: TBC





Forest Road, Crowthorne

Approximate Area = 1039 sq ft / 96.5 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 2025. Produced for Michael Hardy. REF: 1345732

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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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