



Your Logo

Linkway, Crowthorne, Berkshire, RG45 6ES

Guide Price £755,000

4 2 4



- Highly Sought After Edgcumbe Park Development
- Link Detached Home Which Requires Some Modernisation
- Private South Westerly Garden
- Four Reception Rooms
- Wokingham Council - Tax Band F
- No Onward Chain
- Set Within A Large Plot Of Approx. 0.36 acre
- Three Double Bedrooms
- Garage, Car Port & Driveway Parking
- EPC Rating E





Linkway, Crowthorne

Approximate Gross Internal Area = 189.3 sq m / 2038 sq ft  
(Including Garage)



Imagine the possibilities! This three/four bedroom home, nestled within the prestigious Edgcumbe Park, offers the chance to craft your ideal lifestyle.

Energy performance certificate (EPC)																																		
19 Linkway CROWTHORNE RG45 1ES	Energy rating <b>E</b>	Valid until: 1 April 2035																																
Certificate number: 3889-8723-0222-3406-5433																																		
Property type Detached house																																		
Total floor area 152 square metres																																		
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="#">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property/common-energy-efficiency/landlord-standards/guidance">https://www.gov.uk/guidance/domestic-private-rented-property/common-energy-efficiency/landlord-standards/guidance</a> ).																																		
<b>Energy rating and score</b> This property's energy rating is E. It has the potential to be B.  <a href="#">See how to improve this property's energy efficiency.</a>																																		
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																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr><td>82+</td><td><b>A</b></td><td></td><td></td></tr> <tr><td>61-81</td><td><b>B</b></td><td></td><td></td></tr> <tr><td>55-60</td><td><b>C</b></td><td></td><td></td></tr> <tr><td>39-54</td><td><b>D</b></td><td></td><td></td></tr> <tr><td>21-38</td><td><b>E</b></td><td></td><td></td></tr> <tr><td>1-20</td><td><b>F</b></td><td></td><td></td></tr> <tr><td>-</td><td><b>G</b></td><td></td><td></td></tr> </tbody> </table>	Score	Energy rating	Current	Potential	82+	<b>A</b>			61-81	<b>B</b>			55-60	<b>C</b>			39-54	<b>D</b>			21-38	<b>E</b>			1-20	<b>F</b>			-	<b>G</b>				
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