MICHAEL HARDY
SALES & LETTING

80, Lyon Road
Crowthorne
Berkshire, RG45 6RT

OIEO £560,000 Freehold

Ideally located within a short walk of the village centre and Crown Estate woodland, a beautifully presented three bedroom chalet style detached home with a double garage and driveway parking. The well-kept accommodation comprises a spacious entrance hallway, kitchen, living room and double doors to an impressive separate triple aspect dining room. There are two bedrooms to the ground floor and a bath/shower room. Upstairs is a spacious principal bedroom with eaves storage, fitted wardrobes and an ensuite shower room.

- Ideally located within a short walk to village centre
- Spacious master bedroom with ensuite
- Double garage and driveway parking
- Presented in excellent order
- Two reception rooms
- Secluded front garden

To the front of the property is a double width driveway with a detached double garage that incorporates a utility area and eaves storage. The bungalow sits deep into the plot with the majority of the garden to the front and laid to lawn. There is a side patio area and a further smaller area of garden to the rear which houses a garden shed. The main garden is south facing. The plot is secluded and fully secure with gated access.

Lyon Road is a pleasant residential area which is about half of a mile from Crowthorne village High Street and equally well placed for local schools at all education levels, subject to catchment areas. The road has an attractive mix of properties including semi and detached homes, the vast majority built in the 1960's and 70's.

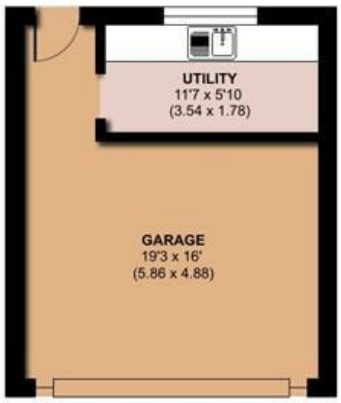
Council Tax Band: E
Local Authority: Wokingham Borough Council
Energy Performance Rating: D

20000
LEAGUES UNDER THE SEA

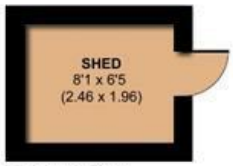
Floorplan

Lyon Road, Crowthorne

Approximate Area = 1167 sq ft / 108.4 sq m
Garage = 308 sq ft / 28.6 sq m
Outbuilding = 52 sq ft / 4.8 sq m
Total = 1527 sq ft / 141.8 sq m
For identification only - Not to scale



GARAGE



OUTBUILDING

GROUND FLOOR

FIRST FLOOR

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: 1402805

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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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