Selbon
Simply Different

Napier Road, Crowthorne,
Berkshire, RG45 7EJ
Offers over £600,000 Freehold

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Selbonproperty.co.uk

- Three Bedroom Detached New Build Home
- 27ft. Open Plan Living Accommodation
- En-Suite Shower Room & Family Bathroom
- Air Source Heat Pump & Underfloor Heating
- Wheelchair-Friendly Layout
- Crowthorne Town Centre
- Bi-Folding Doors To Rear Garden
- Contempoary Fitted Kitchen with Integrated Appliances
- Enclosed Rear Garden & Timber Bike/Storage Shed
- 10 Year NHBC Warranty

Selbon Estate Agents are delighted to offer to the market this brand new three bedroom detached bungalow located just a stones throw away from Crowthrone high street.

The property has been built to an excellent modern specification and combines contempoary design with practical single-storey living accommodation and further benefits from a 10-year NHBC warranty.

The property is also perfectly positioned for well-regarded schools, with a mix of strong state options and several notable independent schools nearby.

On entering the property you are welcomed into a reception hallway with door to all rooms. The principle open plan living space measures approximately 27ft. creating a living/dining space and opening to the beautiful kitchen. The kitchen features a range of eye and base level cupboard and drawer units with integrated appliances. The bi-folding doors open on the rear garden and allow an abundance of natural light to flow into this living space.

There are three well-proportioned bedrooms and a modern family bathroom. The principle bedroom also benefits from an en-suite shower room.

Externally the enclosed rear garden is predominately laid to lawn with Granite patio area immediately to the rear of the property.

To the front is a further area of lawn. A driveway provides off-street parking for several vehicles which is a huge feature of the property given its proximity to the high street and neighbouring homes. In addition there is also an electric vehicle charging point, and side access on both sides via timber gates.

The layout has been thoughtfully designed with wide hallways and doorways, ensuring the home is wheelchair-friendly and accessible. There is underfloor heating throughout as well as energy-efficient air source heating.

For schooling, Crowthorne C of E primary school, Wildmoor Heath school, Oaklands Infant school and Hatch Ride Primary school are all within easy reach. Edgbarrow Secondary school and Wellington Collage are also close by.

CGI Images

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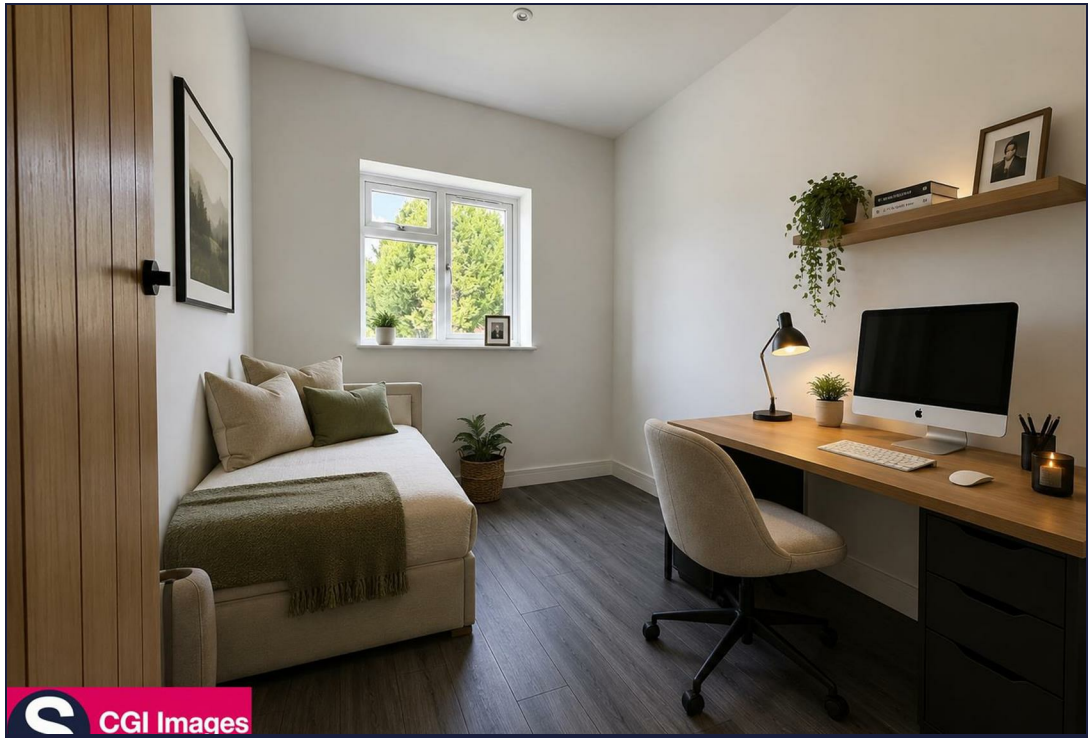
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BE KIND
BE BRAVE
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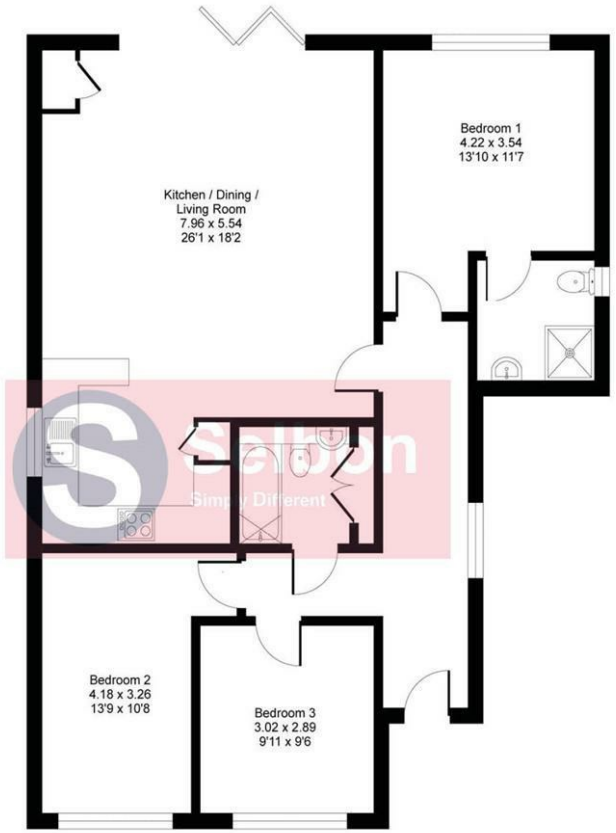
Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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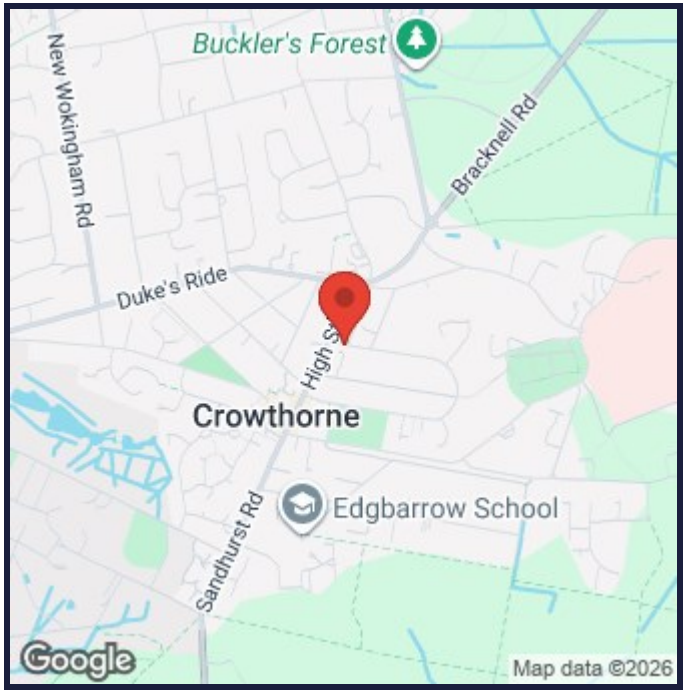
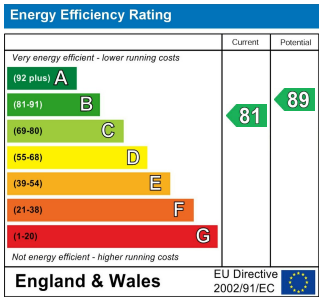
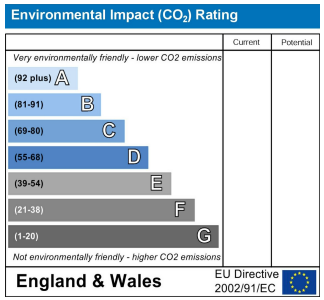
Area Map



Energy Performance Graph





Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: D

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