



**18, The Brambles,
Crowthorne,
Berkshire, RG45 6EF**

£700,000 Freehold



Michael Hardy are pleased to offer to the market a beautifully presented four bedroom detached home located in the ever popular 'The Brambles'. The immaculately presented accommodation comprises an entrance porch, hallway with integral door to the garage, a cloakroom, study/family room, a stylish two tone kitchen with integrated appliances, a spacious 18' living room which is semi open plan to an impressive dining room with bi fold doors opening to the landscaped garden. Upstairs you will find a spacious master bedroom with 'his and hers' fitted wardrobes and a fully tiled modern shower room. There are three further well proportioned bedrooms and a stunning family shower room. Further features include a double garage, ample driveway parking and a well manicured landscaped rear garden.

- Stunning modern kitchen
- Four well-proportioned bedrooms
- Double garage & driveway parking
- Bifold doors in the dining area
- Modern ensuite & family shower room
- Immaculately presented inside and out

To the front is a block pave drive leading the double garage with light and power. The remainder of the frontage comprises of a well-manicured lawn. Side access open to the well-kept private landscaped rear garden with extended patio, mature borders, wooden log store and the remainder laid to lawn

The Brambles is ideally situated just off Lower Wokingham Road, approx. 1.5 miles west of the highly sought after Crowthorne village and only 3.3 miles from Wokingham town centre. The location offers excellent access for commuters, being conveniently positioned between the M4 and M3 motorways. Additionally, the property is within walking distance of Crowthorne railway station and the popular local shopping parade, such as The Hive café and craft beer bar, and U Bakery, the area is also well served by respected schools (subject to catchment). Nearby green spaces include Simons Wood, National Trust's Ridges, and Horseshoe Lake.

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





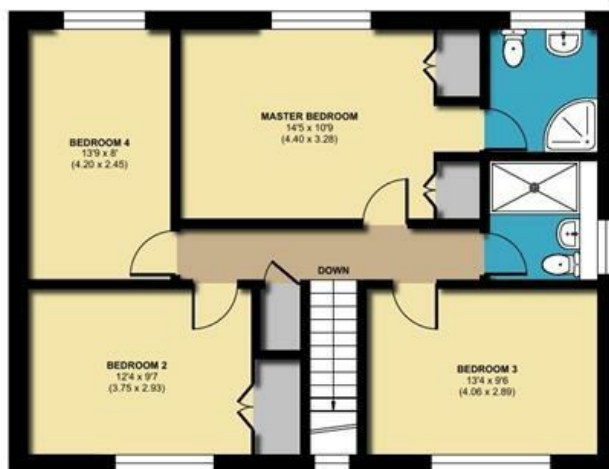
The Brambles, Crowthorne

Approximate Area = 1516 sq ft / 140.8 sq m

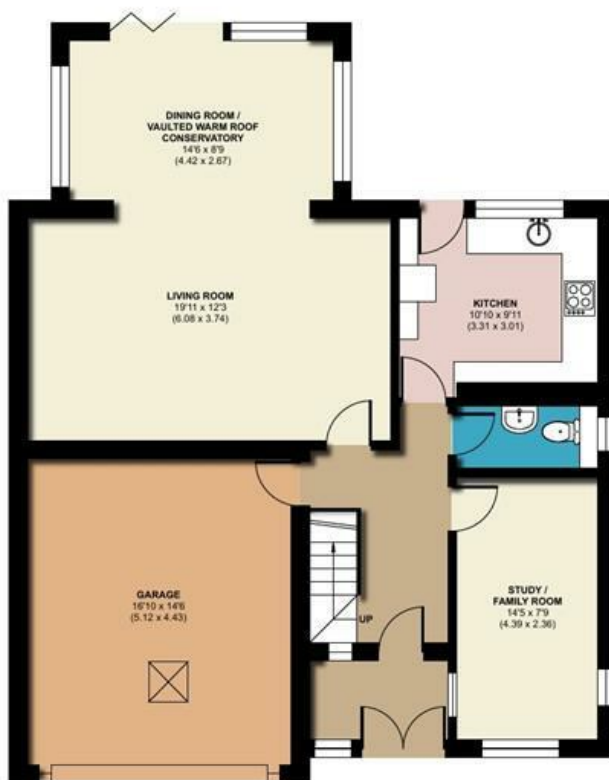
Garage = 244 sq ft / 22.6 sq m

Total = 1760 sq ft / 163.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Michael Hardy. REF: 1487234

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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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