



13, Forest Road  
Crowthorne  
Berkshire, RG45 7EH

**OIEO £445,000 Freehold**





A generously sized two/three bedroom mid terraced home, situated on a popular, quiet road just a short walk from local amenities. The ground floor accommodation comprises a cloakroom, a spacious lounge, and a kitchen/dining room. On the first floor are two/three bedrooms and a modern bathroom. Please note that an open doorway has been installed between bedrooms one and three; to reinstate three fully separate bedrooms, this opening would need to be closed off (please refer to the floor plan for details). The property further benefits from UPVC double glazing and gas fired central heating.

- Quiet location near village centre
- Kitchen with separate dining area
- UPVC double glazing and gas central heating
- Three bedrooms
- Modern bathroom
- Large garage to rear

A large garage sits at the end of the enclosed, West facing rear garden and is approached via a driveway that is shared with the immediate neighbours.

Forest Road is a pleasant residential road with properties varying in age and is 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 which include Heathlake Nature Reserve with its pleasant woodland walks around Heath Lake and Wildmoor Heath Nature Reserve. The property is ideally placed for access to the A329(M) M3 and M4 Motorways and approx. 1.25 miles from Crowthorne railway station.

The property rental is estimated to achieve £1,750.00 per calendar month for an unfurnished/furnished let, reflecting market conditions as at 18th March 2026

Council Tax Band: D  
Local Authority: Bracknell Forest Council  
Energy Performance Rating: C







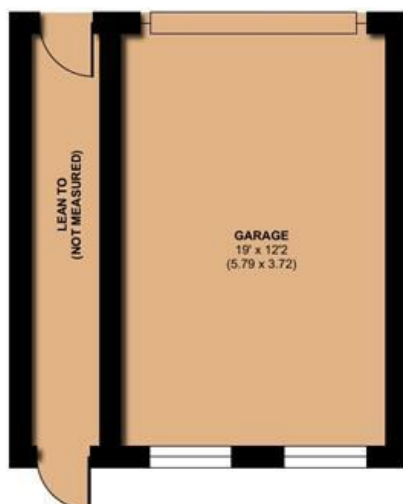
## Forest Road, Crowthorne

Approximate Area = 896 sq ft / 83.2 sq m (excludes lean to)

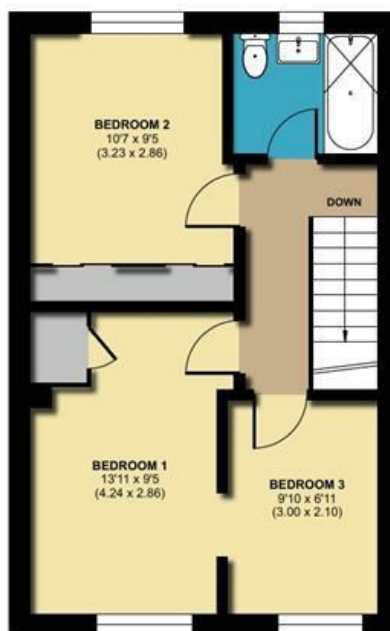
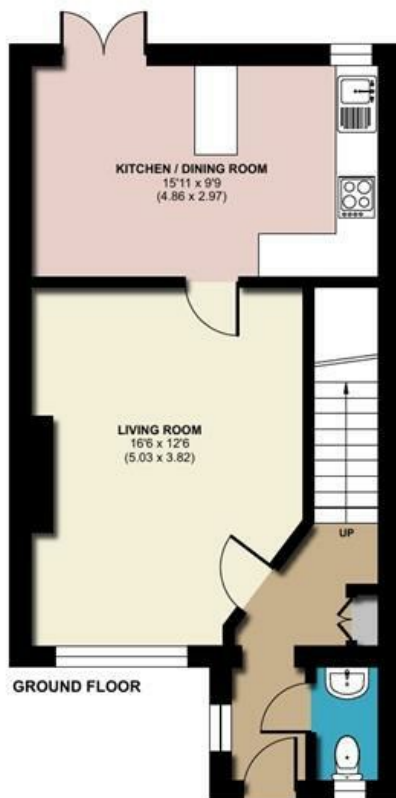
Garage = 232 sq ft / 21.5 sq m

Total = 1128 sq ft / 104.7 sq m

For identification only - Not to scale



GARAGE



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: 1421337

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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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