MICHAEL HARDY
SALES & LETTING

1, Old Sawmill Lane
Crowthorne
Berkshire, RG45 6LN

£495,000 Freehold

Offered with no onward chain, this four bedroomed end of terrace home has been extended and now offers generous sized accommodation. The lounge and dining room are both of a very good size and the kitchen benefits from a separate utility area. There is also a WC/shower room on the ground floor. On the first floor, there are four bedrooms and a second WC/shower room. Whilst this property would benefit from some cosmetic improvements, it represents an excellent opportunity to purchase a family home in a good location and with a delightful garden.

- Extended end of terrace home
- 15’ x 14’ lounge and separate dining room
- Delightful established rear garden
- Four bedrooms, two shower/WCs (one downstairs)
- Kitchen plus utility area
- Quiet end of road location close to essential amenities

The property occupies a pleasant location towards at the end of a road and has a garage located in a block close to the house. There is also parking immediately to the front of the house with side access leading to the rear garden, which is a delightful feature of the property. The garden is of a good size, laid mainly to lawn with a patio and well stocked beds, which provide a good degree of privacy.

Old Sawmills Lane is a quiet road, yet convenient for access to the A329M, M3 and M4 Motorways and Wokingham Town Centre. A short distance from local amenities such as schools, bus services and local shops as well as the shops and restaurants in Crowthorne Village centre.

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

Floorplan

Old Sawmill Lane, Crowthorne

Approximate Area = 1185 sq ft / 110 sq m
Garage = 125 sq ft / 11.6 sq m
Total = 1310 sq ft / 121.6 sq m
For identification only - Not to scale

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: 1456189

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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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