



31, St. Andrews Close
Crowthorne
Berkshire, RG45 6UP

£395,000 Freehold



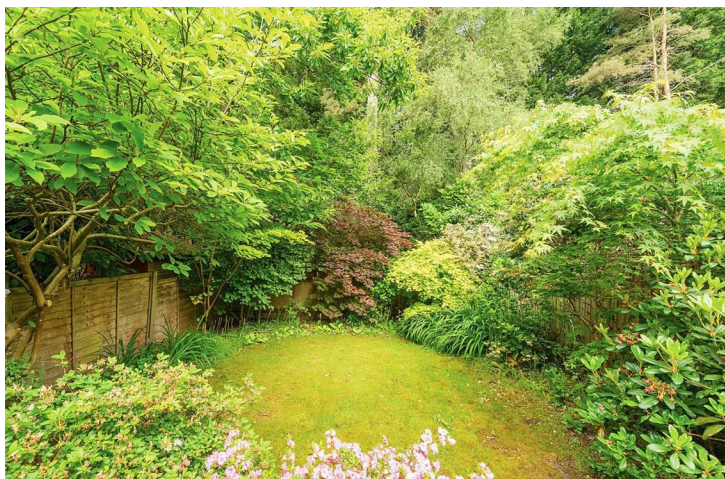
Located at the end of a quiet cul-de-sac and backing on to East Berkshire golf course is this spacious well maintained two bedroom semi- detached home. The internal accommodation comprises entrance porch, hallway. fitted kitchen. c.20ft living/dining with double doors opening on to the rear garden. Upstairs there are two double bedrooms and a family bathroom. The property further benefits from gas central heating, double glazed windows and doors, driveway, a single attached garage, and a secluded rear garden with a pleasant wooded backdrop. The property is being offered to the market with no onward chain and would make an attractive first time purchase or investment. Planning permission for the garage to be converted to a habitable space (Approved in July 2022) (App No: 221931). A viewing is highly recommended.

- No onward chain
- Two double bedrooms
- Driveway parking and garage
- c.20ft living/dining
- Secluded rear garden
- Cul-de-sac Location Backing Onto East Berkshire Golf Club

Heathlake Park is a development built in the late 1980's and abuts the woodland of the Heathlake Nature Reserve and the East Berkshire Golf Course. The estate is between Crowthorne Railway Station and the High Street with its variety of shops and amenities and a short walk to the Tesco Express shopping parade. There is also Planning Application the Proposed conversion of the garage to create habitable accommodation: Number: 221931.

To the front of the main door is a covered entrance area with an external storage cupboard, driveway parking and a single garage. The secluded rear garden with its lovely wooded backdrop is fully enclosed, mainly laid to lawn with a patio area and borders housing a variety of tree flower and plant borders. There is also rear access to the attached garage via a courtesy door.

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





St. Andrews Close, Crowthorne

Approximate Area = 642 sq ft / 59.6 sq m

Garage = 95 sq ft / 8.8 sq m

Store = 7 sq ft / 0.6 sq m

Total = 744 sq ft / 69 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 2025. Produced for Michael Hardy. REF: 1300404

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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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