



49, Stirling Close,
Crowthorne,
Berkshire, RG45 6JF

OIEO £520,000 Freehold



**** OFFER ACCEPTED PRIOR TO RELAUNCH****

Offered to the market in immaculate order and with the potential of no onward chain, a stunning three bedroom Legal and General detached home built to a high specification and still within the ten year NHBC warranty. The delightful accommodation comprises an entrance hallway, a modern cloakroom, a dual aspect kitchen/dining room with 'shaker' style units and integrated Bosch appliances, a living room with bifold doors to the garden and double doors opening to the extra reception which would make an ideal study or play room. Upstairs all three bedrooms are comfortable doubles with the principle bedrooms benefitting from a fully ensuite shower room. There is a separate family bathroom which is also fully tiled.

- High specification detached home
- On the periphery of the Buckler Park development
- Two allocated parking spaces
- Two reception rooms, spacious kitchen/breakfast room
- Ensuite shower room
- Potential of no onward chain

To the front, the property benefits from a courtesy path to the front door with a variety of shrubs to the right and lawn to the left. The rear garden is fully enclosed by panel fencing with a courtesy gate leading to the two allocated parking spaces. There is a good sized patio with the remainder laid to lawn with railway sleeper flower/shrub beds.

Bucklers Park is the latest development on the edge of Crowthorne, built amongst established woodland and close to a newly designated area of 100 acres of permanent woodland and nature reserve. The property is a short walk from Crowthorne village centre which benefits from a good variety of independent shops, restaurants and public houses. Bucklers Park benefits from a Hall & Woodhouse restaurant/bar, a community garden, neighbourhood centre and a recently opened Co-Op convenience store. The property is ideally placed for access to the A329(M) and M4.

Council Tax Band: E

Local Authority: Bracknell Forest Council

Energy Performance Rating: B

There is an annual estate charge of c.£209.40 which covers the upkeep of the communal areas. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





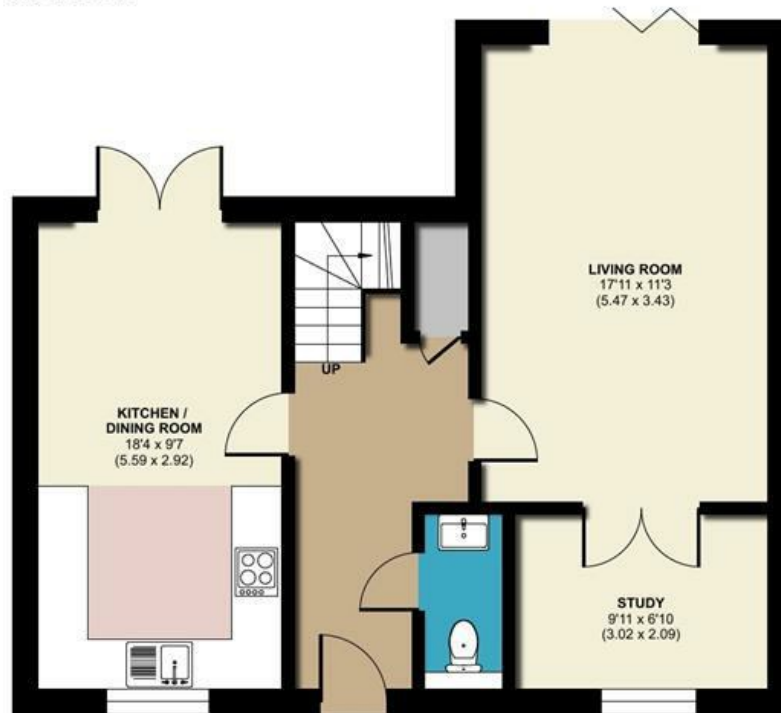
Stirling Close, Crowthorne

Approximate Area = 1173 sq ft / 108.9 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). © nichecom 2026. Produced for Michael Hardy. REF: 1401411

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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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