



48, Waterloo Road,
Crowthorne,
Berkshire, RG45 7NT

£290,000 Leasehold



Ideally located within a short walk of the village high street and benefitting from a garage in a near by block, a well presented two bedroom first floor maisonette which would make a perfect first purchase or downsize. The accommodation comprises of your own front door opening to the staircase which leads to the first floor landing. There are two good sized bedrooms which both benefit from fitted wardrobes, a stylish updated shower room, a modern white gloss kitchen and a spacious living/dining room. There are well maintained communal gardens and ample parking for residents and visitors.

- Two bedroom first floor maisonette
- Updated stylish shower room
- Garage in nearby block
- Modern white gloss kitchen
- Fitted wardrobes to both bedrooms
- Close to high street

There are well maintained communal grounds and a single garage in a nearby block.

Waterloo Road is a pleasant residential area which is about half of a mile from Crowthorne village High Street and equally well placed for local schools at all education levels, subject to catchment areas. The property is approximately a ten-minute walk (being less than half a mile) to the village High Street with its variety of shops, amenities and eateries.

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

Leasehold information
Term: 999 yrs from 29th September 2002
Years remaining: 975
Annual Service charge: c.£760,00
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





Waterloo Road, Crowthorne

Approximate Area = 648 sq ft / 60.2 sq m (excludes garage)

For identification only - Not to scale



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2026. Produced for Michael Hardy. REF: 1499650.

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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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

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