



9, Hollywood Place,
Crowthorne,
Berkshire, RG45 6UH

£325,000 Leasehold



Offered to the market in excellent decorative order and situated in a prime location within the highly popular Buckler's Park development, is this two bedroom, two bathroom Coach House style home, built to a high specification by Legal & General Homes. The property is accessed via its own private front door at ground floor level. The accommodation includes two good sized bedrooms, a modern bathroom and a large lounge that opens into a fully fitted kitchen with integrated appliances. The current owner is purchasing a brand new property, creating an end of chain situation.

- Desirable Coach House designed property
- Two double bedrooms plus en-suite to the master
- Car port and additional parking
- Up to £2,000 paid towards buyer's legal fees (sub to Terms & Conditions)
- Legal & General Homes built to a high specification
- Large open plan lounge/diner into kitchen
- Sought after Bucklers Park development

There is an enclosed carport beneath the property, along with an additional allocated parking space.

Buckler's Park is a recent development on the edge of Crowthorne, built amidst established woodland and positioned close to a newly designed c.100-acre permanent nature reserve. While the property sits within a short walk of Crowthorne High Street, it is even closer to excellent local shops and the Hall & Woodhouse bar and restaurant. Superb transport links are nearby, with local bus services passing through the development and the A329M just a short drive away, providing easy access to both the M3 and M4 motorways.

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

Leasehold information
Term: 999 yrs from 25th March 2018
Years remaining: 991
Annual Service charge: c.£709.68
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





Floorplan

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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

Ref: 18713383 | Folio: C6100 | 3rd September 2026