



61a, Church Road East
Crowthorne
Berkshire, RG45 7LZ

£535,000 Freehold



Located in a desirable non estate setting, within a short walk to the village high street, a modern and stylish three bedroom semi detached home offering over 1,000 sq. ft. of living accommodation. The ground floor accommodation comprises an entrance hallway with storage cupboards, cloakroom and a contemporary white gloss kitchen, with integrated appliances, that is open plan to the lounge/diner. Upstairs there is a master bedroom with ensuite shower room, two further good sized bedrooms and a modern family bathroom. The property benefits from under floor heating to the ground floor and allocated parking to the front of the property.

- Desirable non estate setting
- Ensuite to master bedroom
- Block paved drive for two vehicles
- Fully tiled flooring to the ground floor
- Private and enclosed rear garden
- Short walk from village centre

To the front is a block paved drive for two vehicles, the remainder is laid to lawn with hedgerow, a courtesy path to the front door and side access to the rear. The fully enclosed rear garden comprises a good sized patio area with the remainder laid to lawn. Timber storage sheds can be found to the side of the house and there is an outside light and power socket.

Church Road East is located in a quiet street within a short stroll of the village High Street with its variety of stores, eateries and general amenities. Also nearby are many noteworthy landmarks and beauty spots which include the National Trust 'Ridges', Heathlake Nature Reserve with its pleasant woodland walks around the Heath Lake and the grounds of Wellington College.

Council Tax Band: D

Local Authority: Bracknell Forest Council

Energy Performance Rating: C





Floorplan

Church Road East, Crowthorne

Approximate Area = 1052 sq ft / 97.7 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: 1402880

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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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