



**8, Hawthorn Drive
Crowthorne
Berkshire, RG45 6UB**

Guide Price £500,000 Freehold



**** Guide price to £500,000 to £525,000****

Presented in excellent order throughout and sold with a NHBC Warranty with c. 7 years remaining, a L&G specification three bedroom link detached home on the desirable Bucklers Park Development. The high specification accommodation comprises an entrance hallway, a modern cloakroom, a light and airy living room with full height window, a stunning kitchen/dining room with high end Bosch appliances and bifold doors opening to the well-tended garden. Upstairs you will find a spacious master bedroom with fitted wardrobes and a beautiful fully tiled ensuite shower room. There are two further bedrooms and a stylish family bathroom.

- Popular Bucklers Park development
- Ensuite to master
- Allocated parking
- Well presented throughout
- Bifolds opening to garden
- No onward chain

Outside, the rear garden is brick wall and panel fence enclosed with patio and the remainder laid to lawn with a side gate opening to the two allocated parking spaces.

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 includes a Hall & Woodhouse restaurant/bar, a community garden and neighbourhood centre. A brand new Co-Op convenience store has also recently opened on the development. 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.£223.00 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.

**** Cala Homes are able to offer up to £2,000 towards the purchaser's legal fees subject to terms and conditions (T's and C's are subject to the buyer using our recommended solicitors).**





Floorplan

Hawthorn Drive, Crowthorne

Approximate Area = 1072 sq ft / 99.5 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). © ntchecom 2025.
Produced for Michael Hardy. REF: 1248409

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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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