



4, Sydney Close
Crowthorne
Berkshire, RG45 6LQ

£650,000 Freehold



Located in a quiet cul-de-sac, a spacious five bedroom detached home with garage and driveway parking. Accommodation comprises an entrance hallway, cloakroom, living/dining room with log burner, a good sized kitchen breakfast room, family room and a spacious conservatory. Upstairs there are five bedrooms and a family bathroom. Further features include a single garage with ample driveway parking and Hatch Ride Primary School is within an easy stroll.

- uPVC double glazed windows
- Extended accommodation
- Private garden
- Gas radiator heating system
- Spacious conservatory
- Garage and driveway parking

To the front is driveway parking leading to the single garage, the remainder is mainly laid to lawn. The triangular rear garden is fully enclosed with patio and the remainder laid to lawn with shrub borders and of a secluded nature.

Sydney Close is located just off Hatch Ride which is to the north side of the village and ideally situated within walking distance of Hatch Ride Primary School and local amenities. Bucklers Park Forest is also within easy reach which provides a great space for walking and cycling together with Crowthorne Woods which leads into Swinley Forest.

Council Tax Band: E
 Local Authority: Wokingham Borough Council
 Energy Performance Rating: D

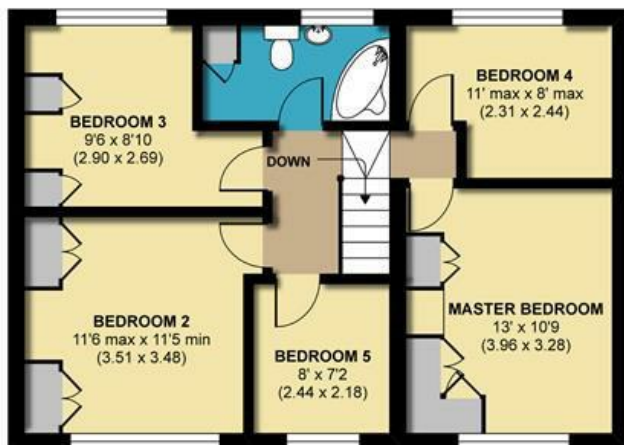




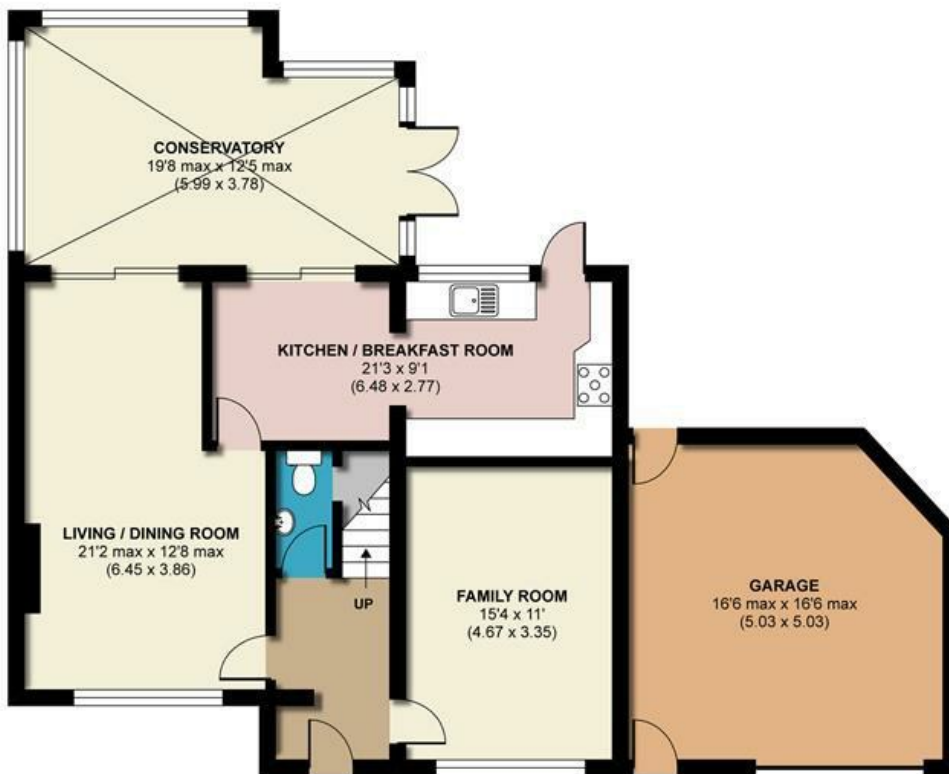
Sydney Close, Crowthorne

Approximate Area = 1883 sq ft / 174.9 sq m (includes attached garage))

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Michael Hardy. REF: 661957

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

Michael Hardy

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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