



34, Frensham Road
Crowthorne
Berkshire, RG45 6QH

£460,000 Freehold



We are delighted to offer to the market, with no onward chain, this two bedroom semi detached bungalow on a generous sized plot. The property is a fantastic opportunity for those looking to update or extend (STPP), like many of the other similar properties in the road. Whilst the property requires modernisation, it has clearly been a well looked after home and is presented in clean and tidy order. The accommodation comprises an entrance hallway, two double bedrooms, kitchen, living room with double doors to the garden, a separate dining room and a shower room with a recently replaced shower cubicle.

- Vacant possession
- Generous plot with rear garden over 100 ft
- Desirable location
- Potential to extend (STPP) and improve
- Clean and tidy order
- Garage and driveway parking

Outside, the property has low level hedging with a gate opening to the pathway which leads to the front door and splits the two areas of lawn. A gravel driveway leads to the single garage. The mature rear garden comprises a patio area with a lean to off the garage. The garden measure over 100 ft in length and is mainly laid to lawn with mature foliage and trees to the rear. A gravel pathway leads from the rear of the property towards the bottom of the garden.

Frensham Road provides a mix of property styles many of which have been extended and updated. This desirable home is located a short distance from the convenient 'Tesco Express' shopping parade and within walking distance of the Oaklands Infant, Junior schools and the renowned Edgbarrow Secondary School. Frensham Road is also within reasonable distance of the village centre, local woodland and Buckler's forest.

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





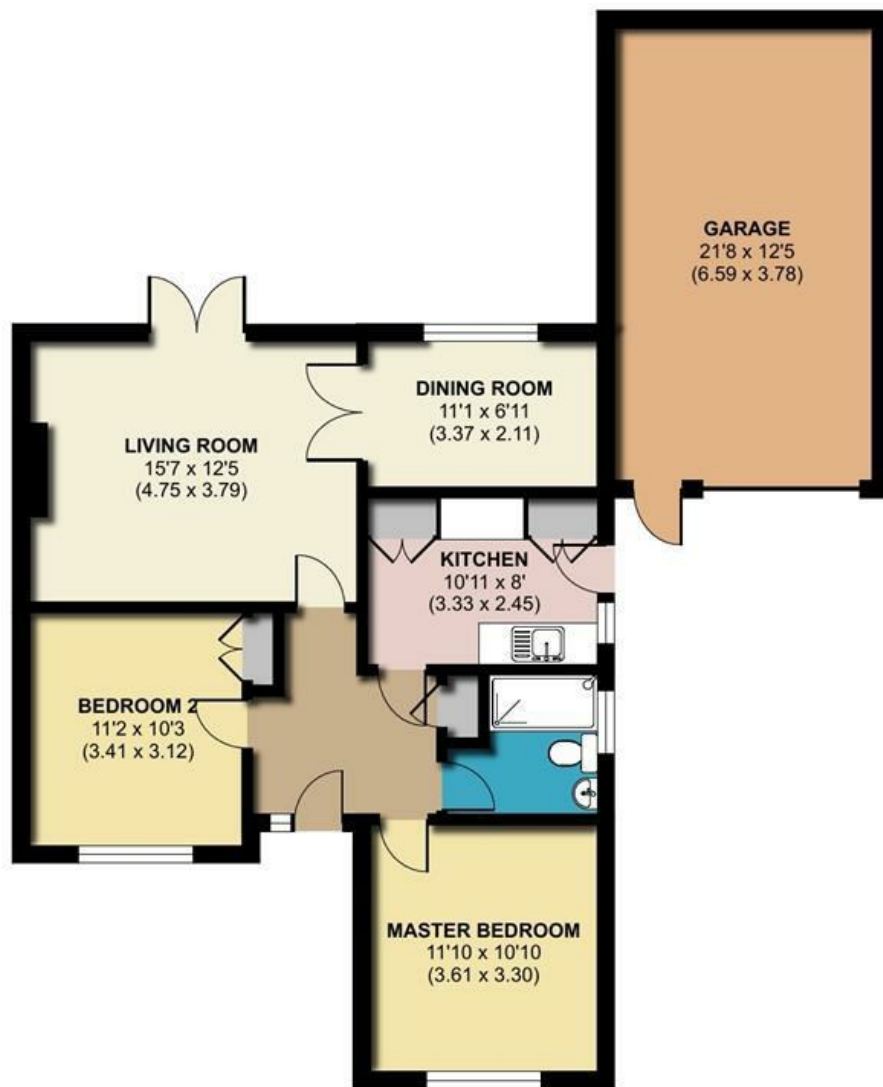
Frensham Road, Crowthorne

Approximate Area = 765 sq ft / 71.1 sq m

Garage = 267 sq ft / 24.8 sq m

Total = 1032 sq ft / 95.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1330832

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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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