



**Cranston, Llangar Grove  
Crowthorne  
Berkshire, RG45 6EA**

**£800,000 Freehold**





Presented in immaculate order throughout and located in a sought after cul-de-sac, a desirable four bedroom detached home with the potential to extend (STPP). Accommodation comprises an entrance hallway, refitted cloakroom, 24' living room with bay window and patio doors to the garden, a separate dining room, kitchen and separate utility. Upstairs you will find a generous sized master bedrooms with fitted wardrobes, and a modern ensuite shower room. There are three further well proportioned bedrooms and a family bathroom. The front of the property benefits from a block paved driveway leading to the double garage with light, power, and a courtesy door to the utility. The remainder of the frontage benefits from mature foliage providing a high level of privacy and artificial lawn for easy up keep. The private rear garden is fully enclosed with a sizeable patio to the rear of the property. A pathway leads to a potting shed and there is a further patio to the rear corner. The remainder is laid to lawn with well tended flower and shrub borders.

- Desirable non estate setting
- Re-fitted ensuite shower room
- Well-manicured gardens
- Kitchen and utility
- Double garage and driveway
- Walking distance to amenities

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This conveniently located detached family home is situated in a small close off Dukes Ride, midway between Crowthorne railway station and the village High Street with its variety of stores, eateries and general amenities. Good local schools at all levels are all within reasonable distance (subject to catchment areas). Also nearby are many noteworthy landmarks & 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: F  
Local Authority: Bracknell Forest Council  
Energy Performance Rating: C









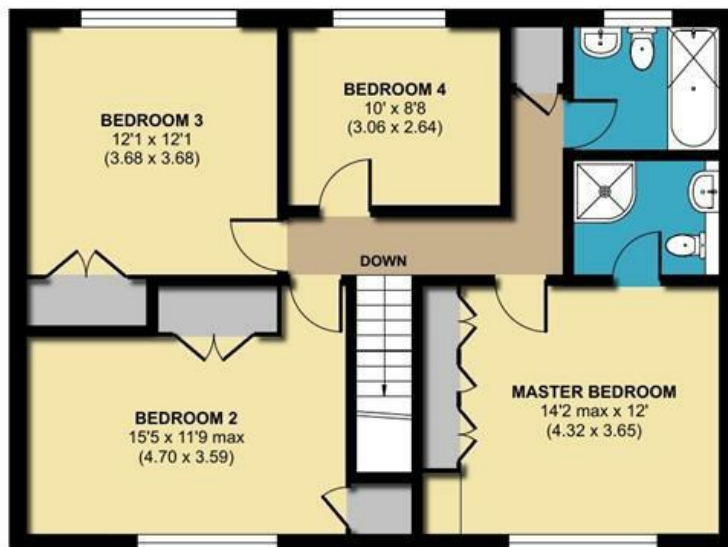
## Cranston, Llangar Grove, Crowthorne

Approximate Area = 1598 sq ft / 148.4 sq m

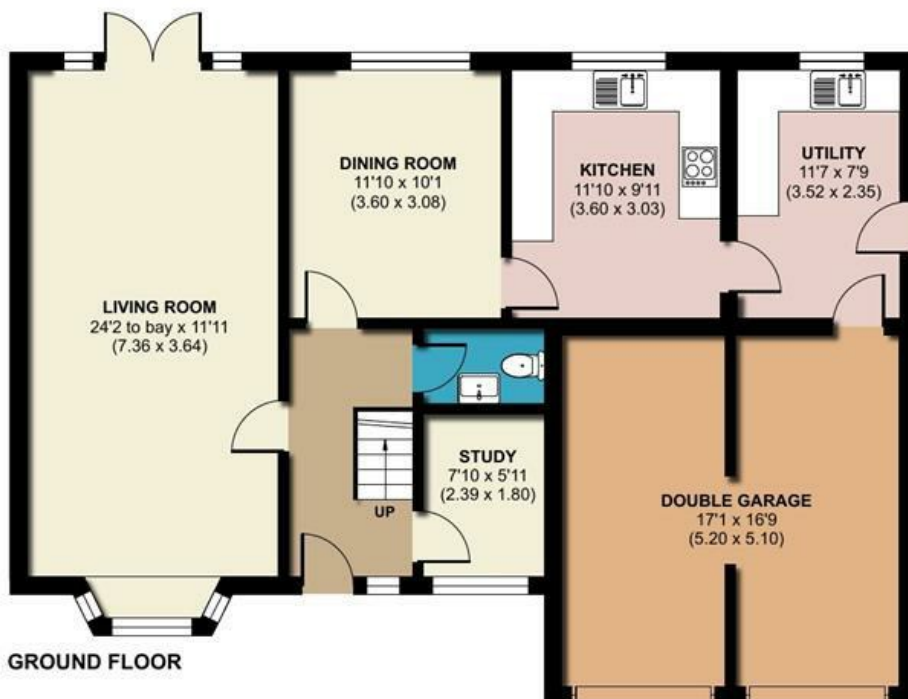
Approximate Area = 285 sq ft / 26.5 sq m

Total = 1883 sq ft / 174.9 sq m

For identification only - Not to scale



FIRST FLOOR



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: 1288439

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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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