



31, Lea Croft
Crowthorne
Berkshire, RG45 6RJ

£625,000 Freehold



Located in a desirable non-estate setting and within a short walk of the high street and local amenities, a well presented three bedroom extended home situated on a spacious plot and offered to the market with vacant possession. Offering scope for further improvement and extension (STPP), the versatile accommodation comprises an entrance porch and hallway, a modern cloakroom, kitchen, living room and a spacious separate dining room. Upstairs there are three well-proportioned bedrooms, a separate W/c and a family bathroom.

- Double glazed windows
- Extended accommodation with pitched roof
- Garage, workshop and driveway
- Gas radiator heating system
- Sizeable and private rear garden
- Scope for further improvement and extension (STPP)

To the front is driveway parking leading to the single width garage with workshop to the rear. The remainder of the front is mainly laid to lawn. Side access opens to the well-tended and spacious rear garden which offers a high degree of privacy. A patio leads to lawn with a winding path leading to a further patio. There is a summer house, green house and a timber built garden shed.

A lovely detached family home located about a quarter of a mile from Crowthorne village. Lea Croft is a quiet road just off Pinewood Avenue with a variety of three and four bedroom detached properties built in the 1960's and 70's. Nearby are many noteworthy landmarks and beauty spots which include the Heath Lake Nature reserve, National Trust 'Ridges', Wellington College, Wildmoor Heath Nature Reserve and Buckler Park Nature Reserve.

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





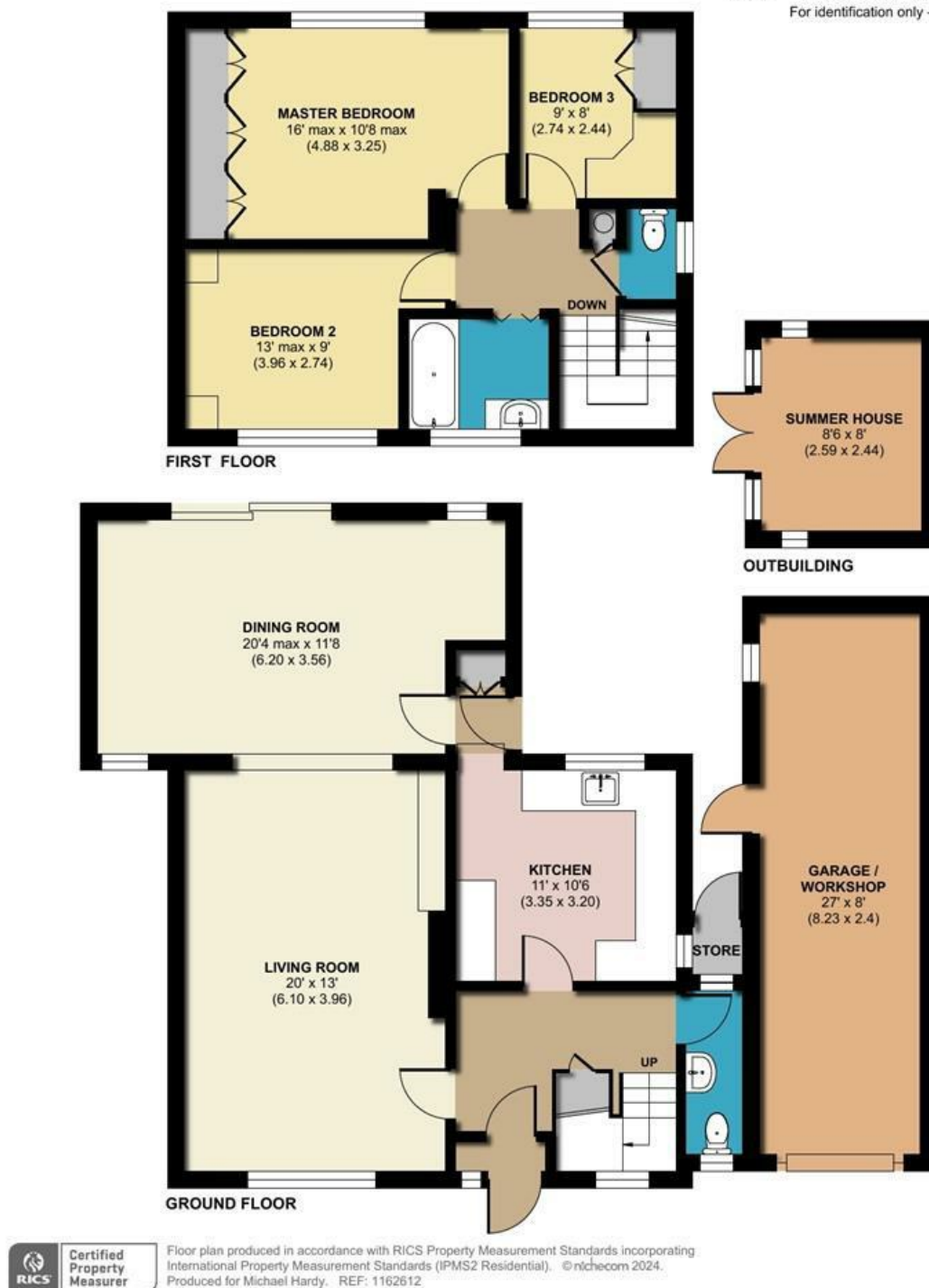
Lea Croft, Crowthorne

Approximate Area = 1473 sq ft / 136.8 sq m (includes attached garage)

Outbuildings = 83 sq ft / 7.7 sq m

Total = 1556 sq ft / 144.5 sq m

For identification only - Not to scale



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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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