



8, Phoenix Rise
Crowthorne
Berkshire, RG45 7GZ

£520,000 Freehold



Located in a small select development and within a short walk of Wildmoor Heath School, a sympathetically extended and beautifully presented three bedroom semi detached home which has been owned by our sellers from new. The desirable accommodation comprises an entrance hallway with storage cupboard, a modern cloakroom, a stylish fitted kitchen/breakfast room with Neff appliances, a spacious living room which is semi open plan to the stunning dining room extension with bi-fold doors and twin roof lights. Upstairs is an impressive master bedroom with modern ensuite shower room, there are two further well-proportioned bedrooms and a lovely family bathroom.

- Quiet select cul-de-sac
- Fitted modern kitchen/breakfast room
- Secluded low maintenance rear garden
- Extended accommodation with bifold doors
- Modern ensuite shower room & family bathroom
- Driveway parking to side of property

The property benefits from a block paved drive to the side providing parking for two vehicles. Gated access leading to the rear garden which benefits from a wooded backdrop providing a high degree of privacy. There is a patio area to the corner, the remainder laid to artificial lawn and a timber built shed with power.

Phoenix Rise is a beautiful modern development built in c2014. The small cul-de-sac is ideally located within walking distance of the popular Wildmoor Heath School and within a short stroll of Crown Estate Woodland. Crowthorne High Street is also easily accessible with its array of pubs, restaurants and independent stores.

Council Tax Band: D
Local Authority: Bracknell Forest Council
Energy Performance Rating: C

There is an estate management charge of c£288 P/A. NB: this is information you should verify with your solicitor as part of the conveyancing process.

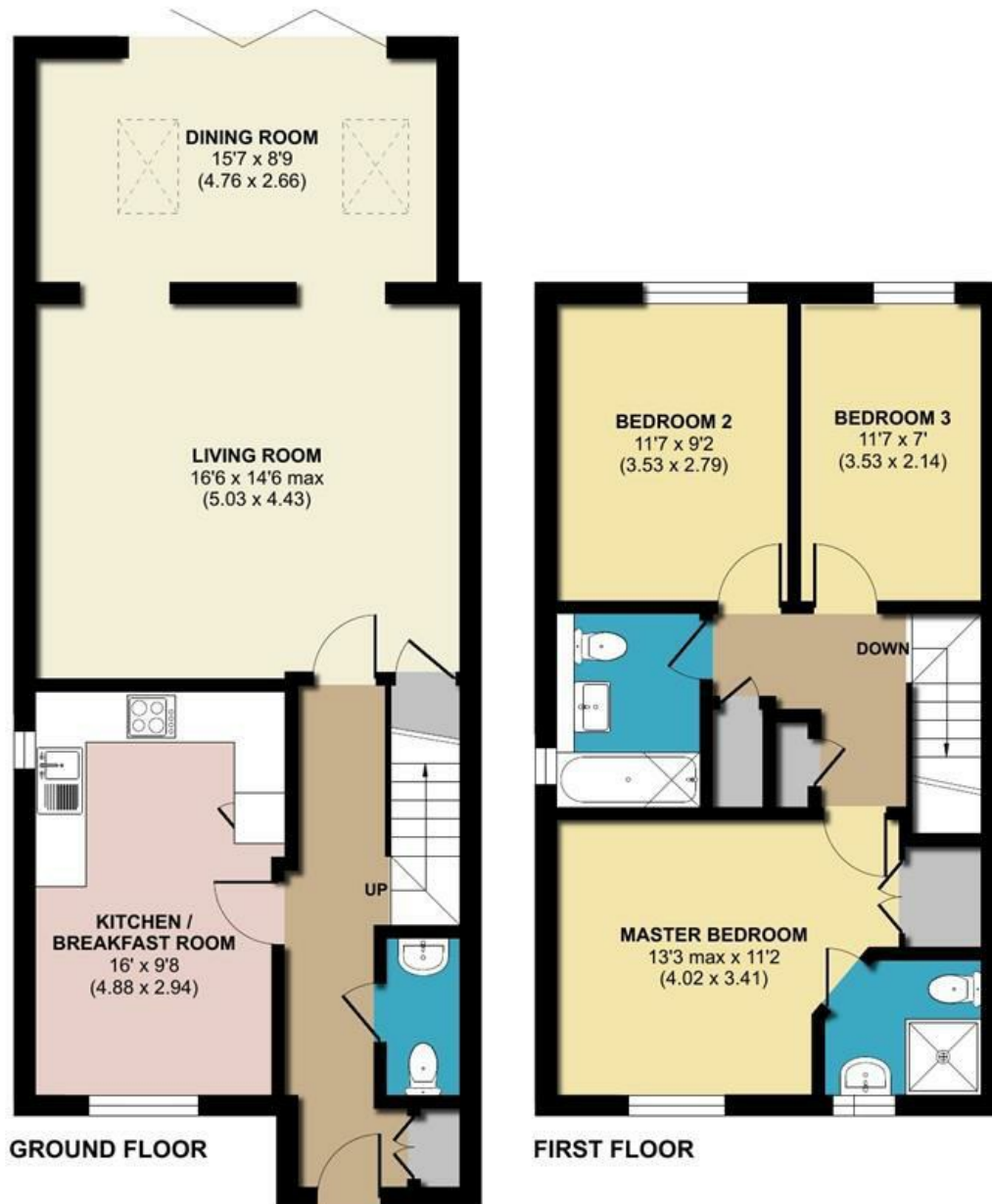




Phoenix Rise, Crowthorne

Approximate Area = 1187 sq ft / 110.3 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). © nichecom 2025. Produced for Michael Hardy. REF: 1265497

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

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MH 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

Ref: 18318142 | Folio: C5894 | 20th March 2025