MICHAEL HARDY
SALES & LETTING

23, New Wokingham Road,
Crowthorne,
Berkshire, RG45 6JG

£530,000 Freehold

Offered to the market in immaculate order and benefitting from driveway parking and a rear garden measuring approximately 100 ft. in length, a beautiful period semi detached home with the added benefit of a closed onward chain. The characterful accommodation comprises an entrance porch, a living room with open fire, box bay window and shutters, a separate dining room with ornate fire surround and a stunning shaker style kitchen with door to the rear garden. Upstairs you will find a master bedroom, two further bedrooms and a lovely family bathroom. A notable feature of the property is the west facing rear garden with its high-quality, insulated 3m x 4.2m Crane garden room with light, power and electric heating. This desirable garden room could make a fantastic home office, hobby room, or children's play room.

- Stunning character cottage
- Stylish first floor bathroom
- Private west facing rear garden c.100 ft
- Beautiful shaker kitchen
- Driveway parking for two vehicles
- Crane garden room (3mx4.2m) with light and power.

To the front of the property you will find a gravel driveway providing parking for two vehicles, side access opens to the sizeable west facing rear garden which measures approximately 100ft in length. The rear garden offers a good degree of seclusion and is fully enclosed by panel fencing with a patio, the remainder laid to lawn with an array of well stocked flower and shrub borders. A gravel pathway leads to a timber built shed. There is also a stunning summer house at the very rear of the garden which has light, power, heating and is fully insulated.

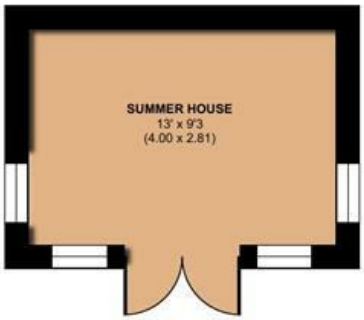
New Wokingham Road is within walking distance of the village centre and this particular home is conveniently located midway between Crowthorne railway station and the High Street with its variety of stores, eateries and general amenities. Nearby are many noteworthy beauty spots which include the National Trust 'Ridges', Heathlake Nature Reserve with its pleasant woodland walks around the lake, the grounds of Wellington College and Wildmoor Heath Nature Reserve which is ideal for walkers and cyclists.

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

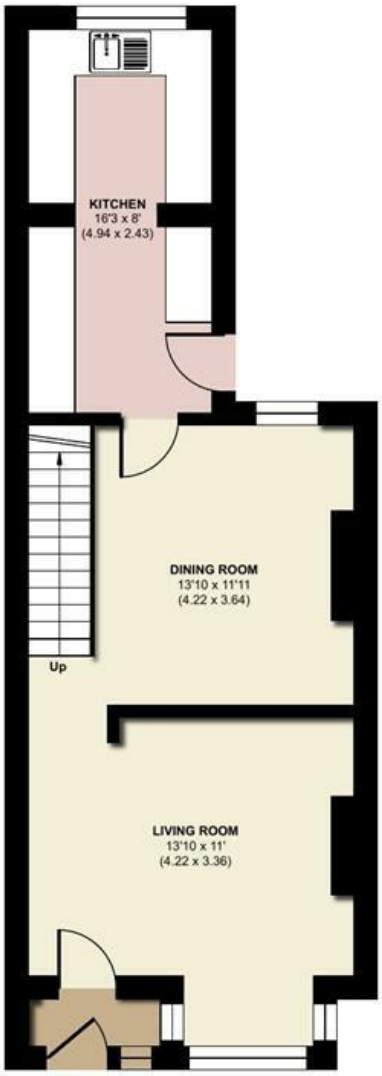
Floorplan

New Wokingham Road, Crowthorne

Approximate Area = 883 sq ft / 82 sq m
Outbuilding = 121 sq ft / 11.2 sq m
Total = 1004 sq ft / 93.2 sq m
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Hardy. REF: 1492963

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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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