



**20, Westfield Place  
Crowthorne  
Berkshire, RG45 6QQ**

**£565,000 Freehold**



One of the popular detached properties built around five years ago by L&G Homes to their usual high specification quality kitchen, cloakroom, fully tiled en suite and fully tiled family bathroom. This property is presented very much like a brand new home and is still within the 10 year NHBC warranty. The house offers generous sized accommodation comprising a cloakroom, dual aspect lounge, kitchen/dining room with integrated appliances and French style doors opening onto the rear garden, three bedrooms with a special note about the third bedroom being larger than average, en suite to the master and then a family bathroom. An internal inspection would be strongly recommended so as to fully appreciate this lovely home.

- Five year old L&G built high spec detached
- Fitted kitchen with dining area
- Pleasant part walled rear garden
- Three good sized bedrooms plus en-suite
- Large garage plus double driveway
- Quiet corner plot location

The property occupies a corner plot position with to the front and side bush borders, a double length and particularly wide driveway leading to the garage which is larger than average providing workshop space towards the end. The rear garden is laid to patio, lawn and borders being enclosed partly by brick walling and fenced panelling.

Bucklers Park is the latest development on the edge of Crowthorne, built amongst established woodland and close to a newly designated area of 100 acres of permanent woodland and nature reserve. The property is very close to Hall & Woodhouse restaurant/bar, a community garden, neighbourhood centre and a recently opened Co-Op convenience store. Crowthorne village centre is a short walk away with a good variety of independent shops, restaurants and public houses. The property is ideally placed for access to the A329(M) M3 and M4 Motorways.

Council Tax Band: E

Local Authority: Bracknell Forest Council

Energy Performance Rating: B

There is an annual estate charge of c.£223.63 which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





# Floorplan

## Westfield Place, Crowthorne

Approximate Area = 1042 sq ft / 96.8 sq m

Garage = 231 sq ft / 21.4 sq m

Total = 1273 sq ft / 118.2 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 2026.  
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SALES & LETTING

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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