



3, Queens Ride
Crowthorne
Berkshire, RG45 6LG

£640,000 Freehold



Offered to the market with no onward chain and located in a sought after gated development, a desirable four bedroom detached home with accommodation over three floors and befitting from a single garage and driveway parking. The versatile accommodation comprises an entrance hallway, living room with an archway leading to the separate dining room which benefits from double doors opening to an impressive wooden built conservatory. The property further benefits from a kitchen, separate utility and cloakroom. To the first floor you will find a spacious master bedroom with fitted wardrobes and four piece ensuite, a guest bedroom with ensuite, a further bedroom and a family bathroom. The top floor comprises a vast bedroom/office/playroom with a large walk-in eaves storage area.

- Desirable gated development
- Master & guest bedroom both benefitting from ensuites
- Private & secluded garden
- Accommodation over three floors
- Sizeable conservatory
- Garage and driveway parking

To the front you will find driveway parking for two vehicles leading to the single garage with light and power. The remainder of the frontage is laid to lawn with mature hedge borders. Side access opens to the secluded rear garden with patio and the remainder laid to lawn.

The Ridings' development is situated to the North of the village within walking distance of the Heath Lake and its pleasant woodland walks around the lake. The development comprises a mix of three, four and five bedroom properties built by Barratt and Laing homes. Crowthorne is ideally placed for commuters with M3 and M4 access as well as the local railway links with 'The Ridings' being equidistant of Crowthorne station and the village High Street with its array of shops, restaurants and amenities. There are also a variety of state/private schools for all age groups and several recognised beauty spots such as the National Trust 'Ridges' , Wildmoor Heath Nature Reserve and the ever popular Bucklers park Nature Reserve.

There is an annual estate charge of c.£400.00 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.

Please note: Marketing images provided by the seller. Details may have changed since the photographs were taken.

Council Tax Band: F

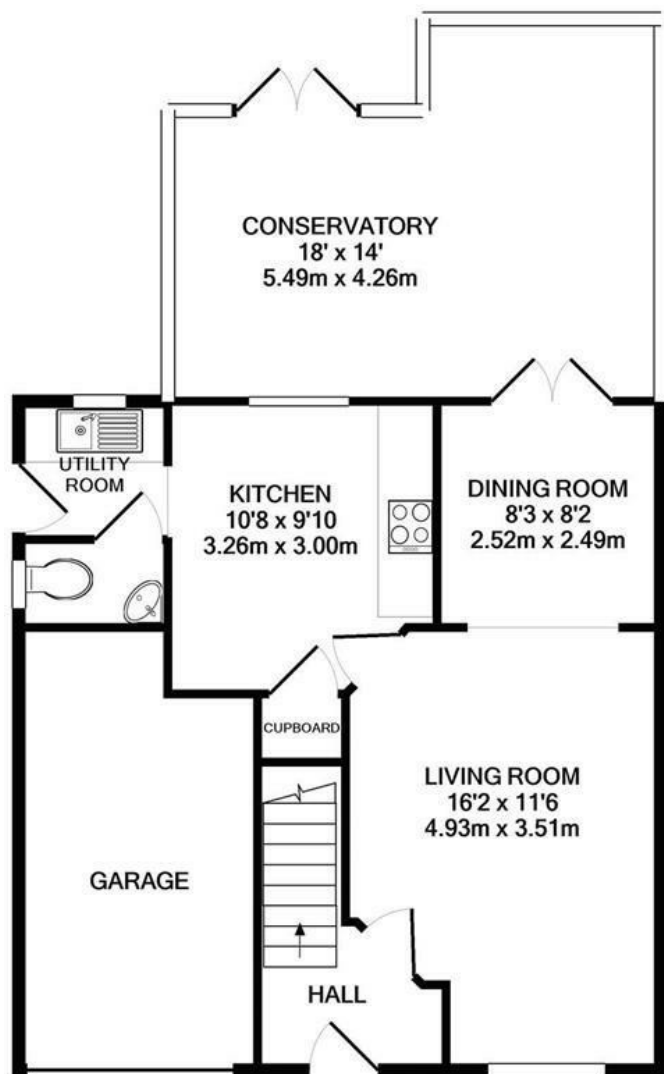
Local Authority: Wokingham Borough Council

Energy Performance Rating: C

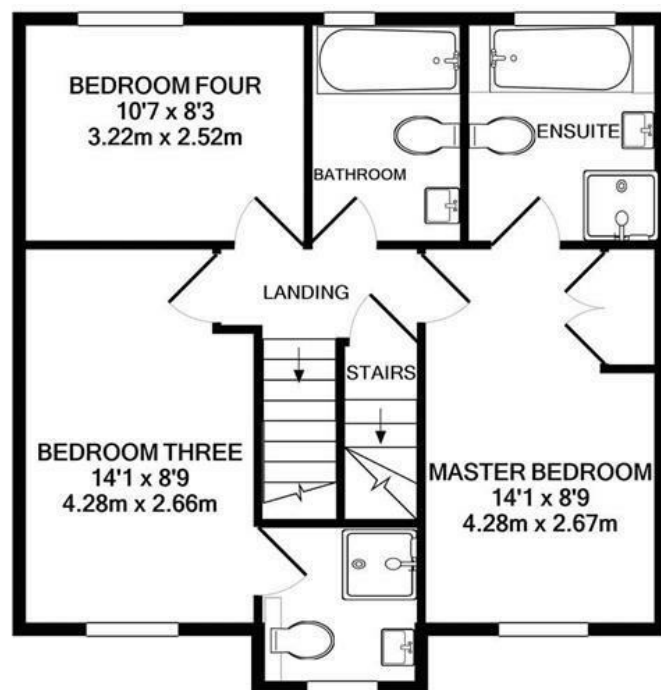




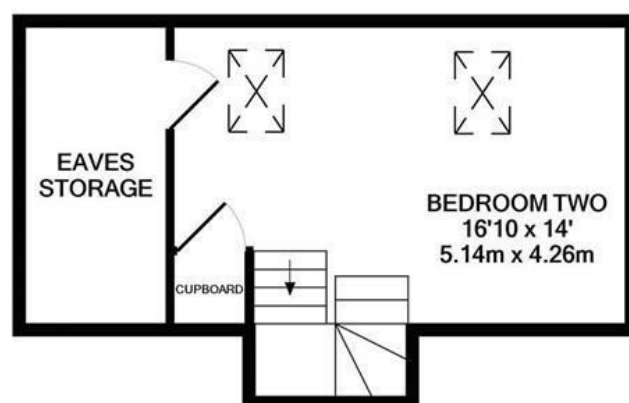
Floorplan



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

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