



70, Greenwood Road
Crowthorne
Berkshire, RG45 6JT

OIEO £560,000 Freehold



Offered to the market with no onward chain and offering scope for further extension (STPP) and updating, a fantastic opportunity to purchase this family home which is located close to local amenities and sits on a generous sized plot. The accommodation comprises an entrance porch and hallway, a bedroom with fitted furniture, living room, a study room with stairs to the first floor, a bedroom/dining room, a family bathroom, a stunning high specification 'handleless' kitchen which was refitted approximately three years ago, and a sun room right across the rear of the property. Upstairs you will find a master bedroom with fitted furniture and a compact ensuite WC and a further guest bedroom. We believe with the right investment there is great potential to increase the property's value.

- No onward chain
- Sizeable rear garden approaching 100ft
- Garage and driveway parking
- Extended accommodation
- Scope for improvement and further extension (STPP)
- Close to local schools and amenities

Outside the property sits back from the road with the boundary denoted by a low level brick wall. A tarmac driveway leads to the extra length single width garage. The remainder of the frontage is laid to gravel. The sizeable rear garden approaches 100ft in length being mature in nature and offering a good degree of seclusion. There is a patio, lawned area and paving leads the rear with mature foliage and an array of shrubbery. Due to the size of the garden, it would be ideally suited to erect a wooden garden outbuilding (subject to meeting any required permissions) which could make an ideal home office.

The property is located close to the Tesco Express shopping parade and within a short walk of the highly regarded Oaklands Infant and Junior Schools. Also nearby, about half of a mile away, is the Heathlake Nature Reserve with pleasant woodland walks around the Heath Lake and Bucklers Park Country Park which benefits from two cafes, a Co-Op and a Hall and Wood House pub/restaurant.

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





Denotes restricted
head height

Greenwood Road, Crowthorne

Approximate Area = 1270 sq ft / 117.9 sq m (includes attached garage)

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Garage = 291 sq ft / 27 sq m

Total = 1584 sq ft / 147 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: 1330899

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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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