



15, Leith Close  
Crowthorne  
Berkshire, RG45 6TD

**OIEO £640,000 Freehold**





Located in the favourable area of Pine Ridge is this spacious well presented four bedroom detached family home. The property is ideally positioned at the end of a quiet cul de sac, close to good local schools and is within walking distance of the Heath Lake with its pleasant woodland walks around the lake. Accommodation comprises entrance hallway, cloakroom, good size living room, dining room, kitchen/breakfast room and a study. Upstairs you will find a master bedroom with a newly refitted ensuite shower room, three further bedrooms and a newly refitted family bathroom. Further benefits include a good sized secluded rear garden, a detached double garage and ample driveway parking. A viewing of this home is highly recommended.

- No onward chain
- Detached double garage & driveway parking
- Four bedrooms
- Newly fitted bathroom and ensuite
- Quiet cul de sac
- Three reception rooms

To the front there is a double garage with block paved driveway which provides ample parking with gated access on both sides of the house leading to the rear garden. There is also a front garden area which is mainly laid to lawn with mature trees. The mature private rear garden is mainly laid to lawn with a variety of plants, trees and flower borders with a generous sized patio area and a summer house.

Pine Ridge is a popular development built in the mid/late 1980s and situated to the north west of the village within walking distance of the Heathlake Nature Reserve. The estate comprises a mix of two, three, four and five bedroom properties in a variety of styles which include courtyard townhouses and detached family homes.

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







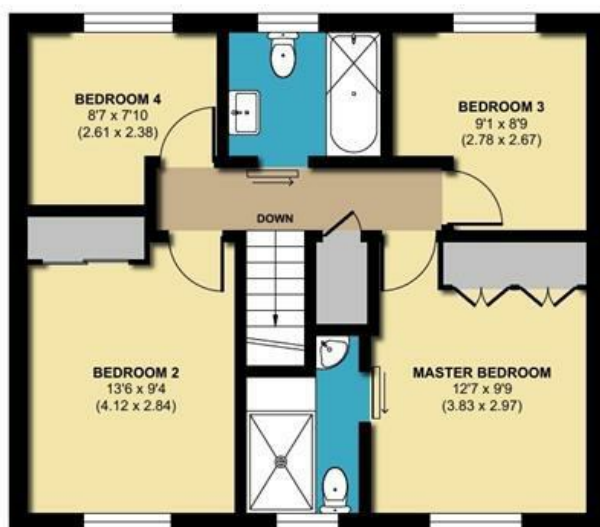
## Leith Close, Crowthorne

Approximate Area = 1182 sq ft / 109.8 sq m

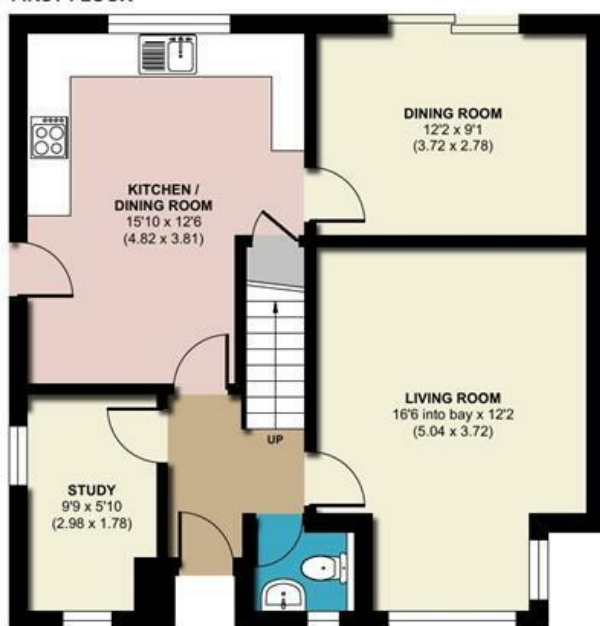
Outbuilding = 284 sq ft / 26.3 sq m

Total = 1466 sq ft / 136.1 sq m

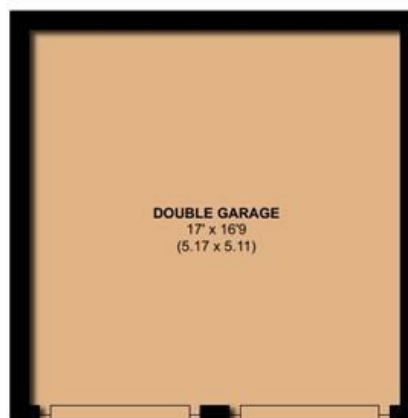
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1316791

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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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