



8, Lyneham Road  
Crowthorne  
Berkshire, RG45 6NJ

**£580,000 Freehold**





Offered to the market with no onward chain, a well presented three bedroom detached home which offers further scope for extension subject to the usual planning permissions. The accommodation comprises an entrance porchway, hallway, a good-sized living room, family room and a kitchen in the extended part of the property. There is also integral access to the garage and a brick and uPVC built conservatory. Upstairs you will find three well proportioned bedrooms, with fitted wardrobes to the two double bedrooms, and a modern family shower room.

- No onward chain
- Modern family shower room
- Well-tended rear garden
- Scope for further extension (STPP)
- Desirable location
- Garage and ample driveway parking

Outside the property benefits from a generous frontage with a block paved driveway leading to the extra width garage with electric roller door, light, and power. The remainder of the frontage is laid to lawn. Side access opens to the well-tended rear garden with spacious patios, well defined flower and shrub borders and a covered lean to which leads to a lockable wooden constructed store.

This popular location is situated not far from the village High Street with its variety of shops, eateries and amenities. Good local schools at all levels are within a reasonable distance (subject to catchment areas). Nearby are many noteworthy beauty spots which include the Heathlake Nature Reserve with its pleasant woodland walks.

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







## Lyneham Road, Crowthorne

Approximate Area = 1103 sq ft / 102.4 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1271 sq ft / 118 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). © nichcom 2025. Produced for Michael Hardy. REF: 1318959

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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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