



50, Lyon Road
Crowthorne
Berkshire, RG45 6RT

£450,000 Freehold



Ideally located within a short walk of the village centre and benefitting from recently installed uPVC double glazed windows, a delightful three bedroom semi-detached home which would make an ideal first purchase or downsize. The accommodation comprises an entrance hallway, cloakroom, spacious 14' x 9' kitchen/breakfast room and a good sized living room with sliding doors to the rear garden. Upstairs you will find a generous master bedroom with fitted wardrobes, two further bedroom and a refitted well presented family bathroom with power shower.

- Semi detached home
- Spacious kitchen/dining room
- Replacement uPVC double glazed windows
- Short walk to village
- Modern boiler and radiator heating
- Enclosed rear garden

To the front there is parking for one vehicle directly in front of the property front door (Please note the driveway and the garage to the side of 50 Lyon Road does not belong to the property). The remainder of the front is mainly laid to lawn. The rear garden is fully enclosed with patio and lawn with a timber shed to the rear. A side gate allows for pedestrian access over the neighbour's driveway to the side of the property.

Lyon Road is a pleasant residential area which is about half of a mile from Crowthorne village High Street and equally well placed for local schools at all education levels, subject to catchment areas. The road has an attractive mix of properties, the vast majority built the 60's and 70's. Bucklers Forest is also within easy reach as is the newly opened Hall and Woodhouse pub/restaurant.

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





Lyon Road, Crowthorne

Approximate Area = 938 sq ft / 87.1 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: 1280318

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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.

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