



8, Bembridge Court  
Crowthorne  
Berkshire, RG45 6BN

**£365,000 Freehold**



Ideally located in a small desirable cul-de-sac off one of Crowthorne's premier roads, a stunning two bedroom terraced home ideally located for both Crowthorne train station and local shops. The immaculately presented accommodation comprises as follows; an entrance hallway, a refitted stylish kitchen, a living/dining room, two well-proportioned bedrooms and a beautiful family shower room. Further features include a secluded and enclosed garden and two allocated parking spaces found to the rear of the property.

- Desirable cul-de-sac built by Charles Church
- Refitted shower room
- Two allocated parking spaces
- Stunning modern kitchen
- Secluded rear garden
- Walking distance to station and East Berkshire Golf Course

The property benefits from an enclosed and secluded rear garden with a patio and the remainder laid to lawn. A side gate opens to the parking bay where you will find two allocated spaces (the last two on the right-hand side).

This delightful Charles Church home is conveniently situated within a short walk to Crowthorne railway station and its neighbouring shops which include 'U' Bakery and the Hive coffee/craft beer cafe. East Berkshire golf course is only a short stroll away and nearby are many noteworthy landmarks and beauty spots which include the National Trust 'Ridges', Wellington College with its delightful grounds and Heathlake Nature Reserve with its pleasant woodland walks around the Lake.

Council Tax Band: C

Local Authority: Bracknell Forest Council

Energy Performance Rating: C

There is an annual estate charge of c.£796.40 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.





# Floorplan

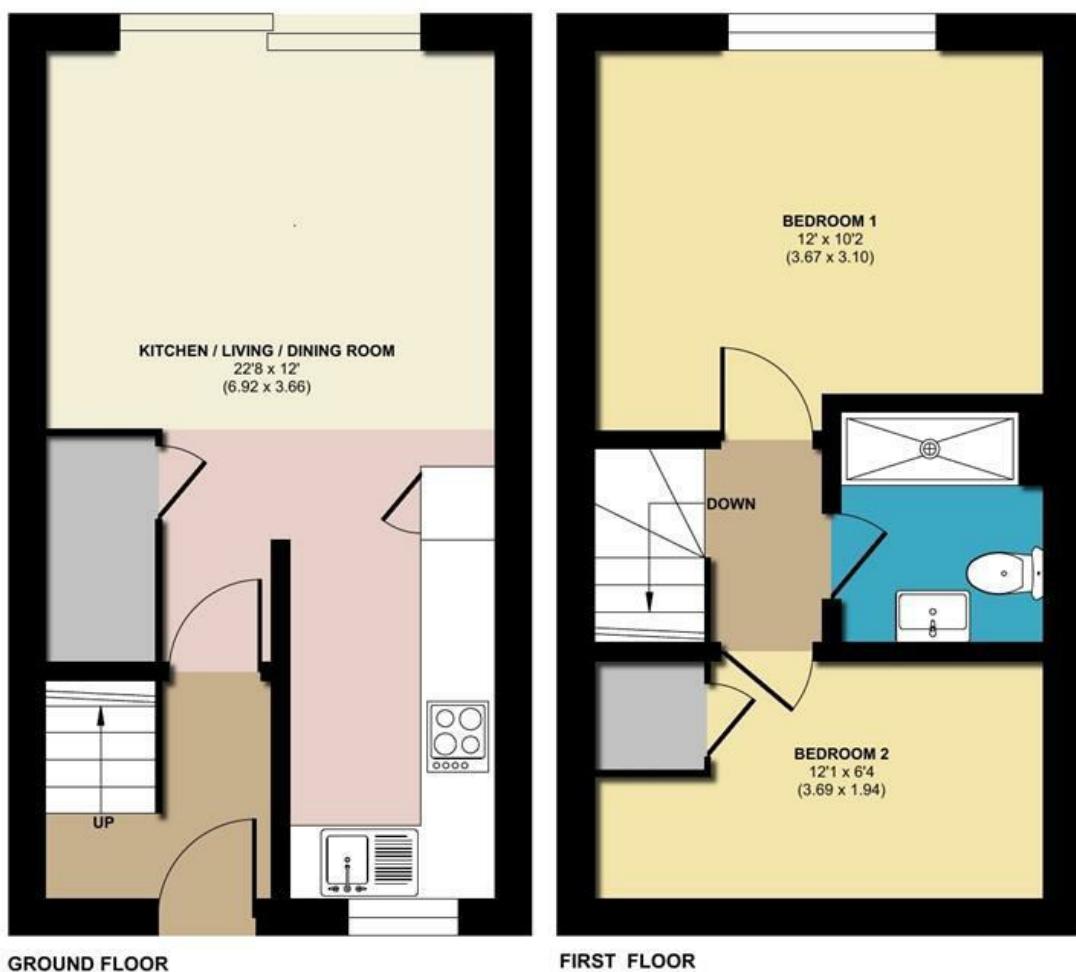
## Bembridge Court, Crowthorne

Approximate Area = 546 sq ft / 50.7 sq m

Outbuilding = 9 sq ft / 0.8 sq m

Total = 555 sq ft / 51.5 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 2026. Produced for Michael Hardy. REF: 1406844

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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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