



12, Cricket Field Grove  
Crowthorne  
Berkshire, RG45 7ES

**OIEO £435,000 Freehold**



Offered to the market with no onward chain and located in a desirable setting within a short walk of Crown Estate forestry, a desirable three bedroom semi detached home with driveway parking. Accommodation comprises an entrance hallway, cloakroom, modern kitchen with granite worksurfaces and a spacious living/dining room. The stairs, landing and three bedrooms all benefit from newly laid carpets and there is a white family bathroom. The property further benefits from a secluded good sized rear garden.

- Vacant possession
- Modern kitchen with granite work tops
- Secluded garden
- Spacious living/dining room
- Three bedrooms
- Driveway parking

To the front is ample driveway parking with the remainder laid to lawn. Side access opens to the secluded rear garden with patio with the remainder mainly laid to lawn with mature shrubs following the border. There is a large timber built shed to the rear corner.

Cricket Field Grove is an established area with a mix of modern and traditional properties. This vacant home is ideally located within easy reach of the village and local Crown Estate woodland. Good local schools are available at all levels

Council Tax Band: C  
Local Authority: Bracknell Forest Council  
Energy Performance Rating: D





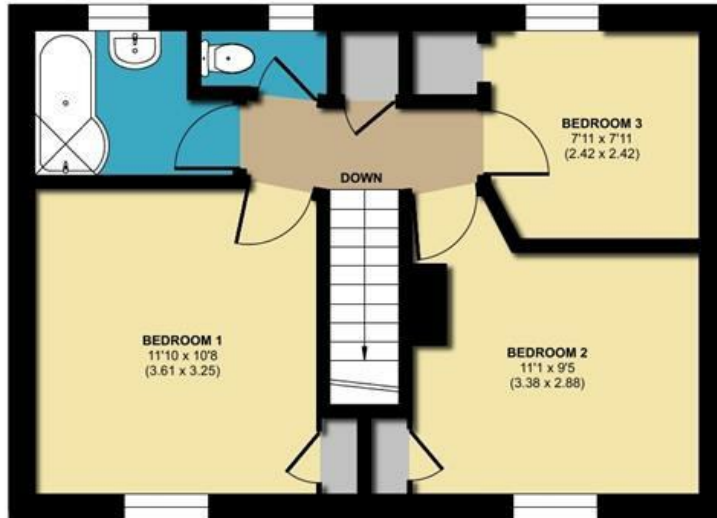
## Cricket Field Grove, Crowthorne

Approximate Area = 892 sq ft / 82.8 sq m

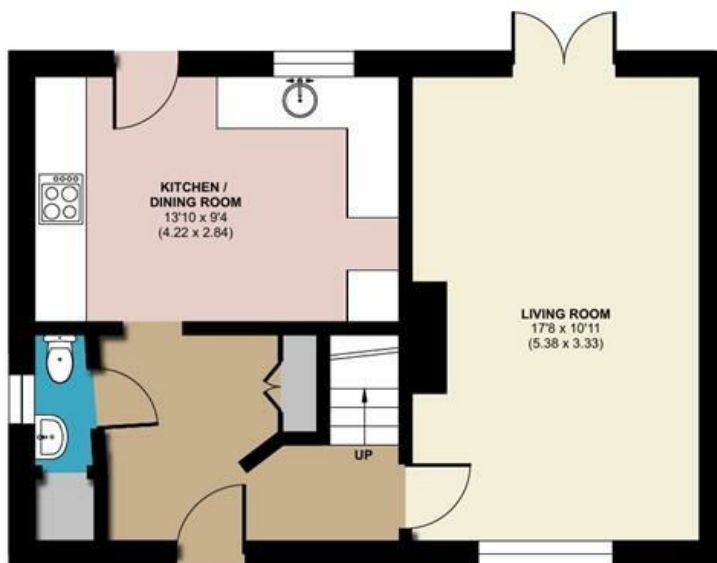
Outbuilding = 130 sq ft / 12 sq m

Total = 1022 sq ft / 94.8 sq m

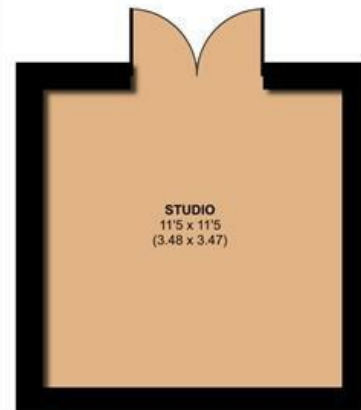
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

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: 1450072

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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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