



**19, Lyneham Road  
Crowthorne  
Berkshire, RG45 6NP**

**£459,950 Freehold**



Presented in immaculate order in a desirable road within a short walk of the village centre, a spacious three bedroom semi detached home with a closed onward chain. The delightful accommodation comprises an entrance hallway, cloak room, a garage conversion to provide a study/family room, a sizeable living room and a large kitchen which extends into the full width conservatory. Upstairs there are three well-proportioned bedrooms and a modern family bathroom.

- Closed onward chain
- Full width conservatory
- Driveway parking
- Desirable location within short walk to village centre
- Gas radiator heating
- Enclosed and secluded garden

Outside the property benefits from a two car driveway. The secluded rear garden is fully enclosed benefitting from two patios with the remainder being laid to lawn.

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

\*\* Cala Homes are able to offer up to £2,000 towards the purchaser's legal fees subject to terms and conditions (T's and C's are subject to the buyer using our recommended solicitors).





# Floorplan

Residential Sales and Lettings  
9 Broad Street, Wokingham,  
Berkshire RG40 1AU

0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk)



**MICHAEL HARDY**  
SALES & LETTING

Crowthorne Sales,  
28 Dukes Ride, Crowthorne,  
Berkshire RG45 6LT

01344 779999

[crowthorne@michael-hardy.co.uk](mailto:crowthorne@michael-hardy.co.uk)

[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

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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