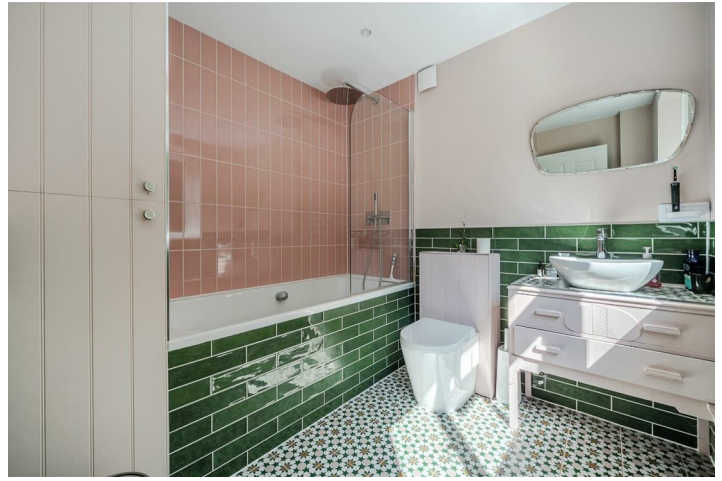




12, School Hill,
Crowthorne,
Berkshire, RG45 7HE

£640,000 Freehold



Occupying a generous plot and scope for further extension (STPP), a well presented chain free property which has undergone significant improvement by the current owner. The spacious accommodation comprises an entrance lobby, a stunning refitted cloakroom, a 20' living room with bi fold doors to the garden, a family room and an open plan updated two tone kitchen/dining room and utility cupboard. Upstairs you will find a spacious master bedroom, three further generous sized bedrooms, a stunning refitted bathroom and a delightful refitted shower room. Further features include ample driveway parking and an elevated rear garden with a covered pergola seating area.

- No onward chain
- 1444 sq. ft. of spacious accommodation
- Stunning bathroom
- Sizeable plot with scope for extension (STPP)
- Open plan kitchen/dining room
- Elevated rear garden with great views

The property occupies a larger than average plot for this house style and provides ample driveway parking for numerous vehicles with the remainder of the frontage laid to lawn. Gated access opens to the tiered rear garden with patio and artificial lawn with a brick retaining walks and steps leading to the middle tier where you will find a delightful wooden pergola seating area. Steps lead to the top tier where you will find a good-sized metal built shed and further decked area.

This chain free property is located just over half a mile from the Crowthorne High Street with a range of shops, eateries and general amenities. Also within reasonable walking distance are the Wildmoor Heath and Edgbarrow schools along with the Wildmoor Heath Nature Reserve.

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





Floorplan

School Hill, Crowthorne

Approximate Area = 1387 sq ft / 128.8 sq m

Limited Use Area(s) = 57 sq ft / 5.2 sq m

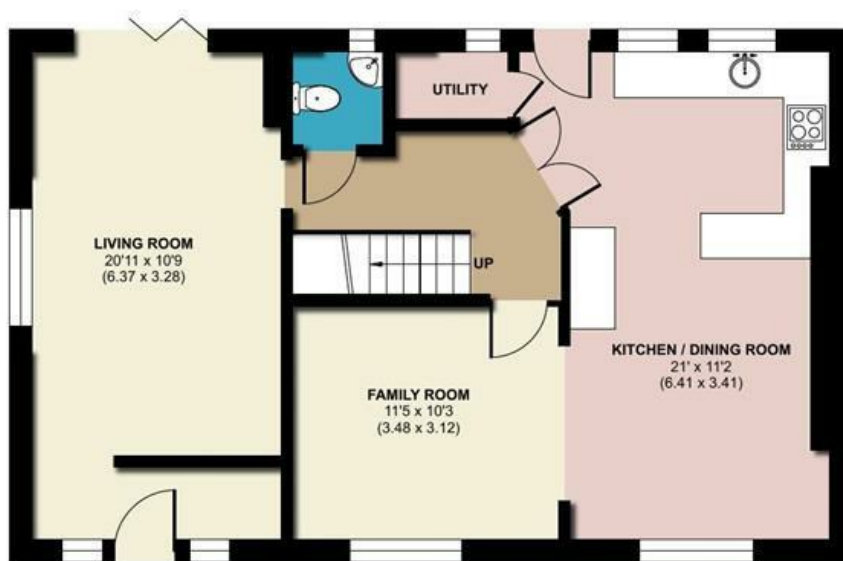
Total = 1444 sq ft / 134 sq m

For identification only - Not to scale

Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



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: 1501627

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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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