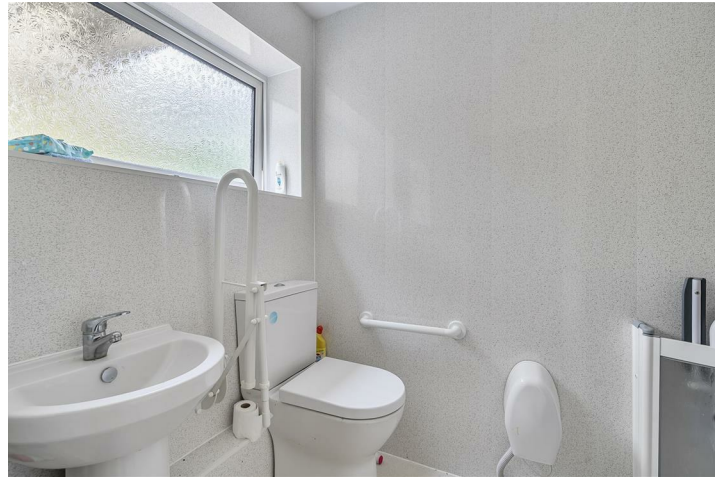




**4 Wulwyn Side, Linkway
Crowthorne
Berkshire, RG45 6JB**

£650,000 Freehold



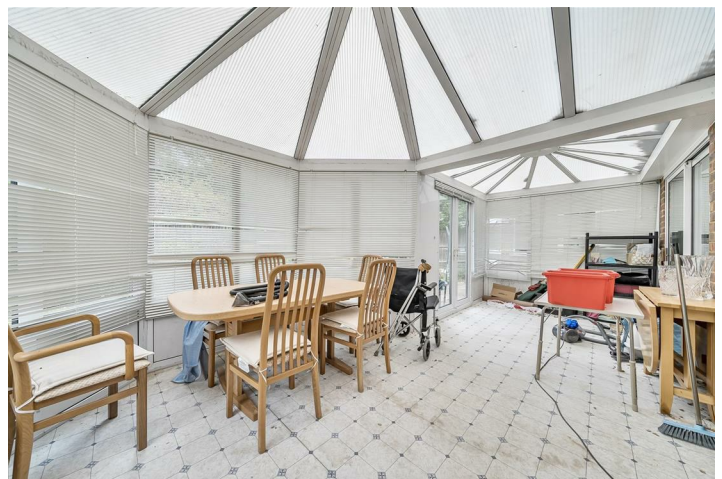
Offered to the market with no onward chain and located in the favoured area of Edgcumbe Park, an extended detached bungalow which benefits from a double garage and driveway parking. The versatile accommodation comprises an entrance hallway, a spacious 'L' shaped living/dining room, kitchen, master bedroom with fitted wardrobe, a guest bedroom with ensuite and access to the conservatory and utility. There is a further third bedroom which also has access to the sizeable conservatory with air conditioning and a modern wet room which is ideal for anyone with mobility issues.

- No onward chain
- Generous sized master bedroom
- Double garage and driveway
- Spacious living room
- Replacement gas radiator heating system
- Secluded garden

Whilst the address states Wulwyn Side, the front of the property is accessed off Edgcumbe park Drive where you are met with driveway parking leading to the double garage with light and power. The remainder of the frontage is laid to lawn and patio. The secluded rear garden is panel fence enclosed with patio and lawn. Mature borders follow the boundary and there is a wooden pergola to the side of the garage.

Edgcumbe Park is a popular award winning development of apartments, bungalows, chalets and houses constructed by Renway homes in the late 1950's and 60's. The estate is equidistant to Crowthorne village and the railway station and abuts East Berkshire golf course to the north west. If you are looking for a property which you can improve and make your own, we highly recommend booking a viewing.

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





Wulwyn Side, Linkway, Crowthorne

Approximate Area = 1274 sq ft / 118.3 sq m

Garage = 290 sq ft / 26.9 sq m

Total = 1564 sq ft / 145.2 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). © nichcom 2025. Produced for Michael Hardy. REF: 1363018

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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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