



7, Westbury Close
Crowthorne
Berkshire, RG45 6NL

OIEO £465,000 Freehold



Presented in immaculate order throughout and located in a highly desirable location between two of Crowthorne's most prestigious roads, a delightful fully refurbished three bedroom family home. Accommodation comprises an entrance hallway, a refitted contemporary cloakroom, a beautiful refitted stylish kitchen, a bright and airy lounge with bespoke media wall (TV available by separate negotiation) and an open plan dining room. Upstairs you will find a stunning master bedroom, guest bedroom with fitted wardrobes and a third bedroom/study.

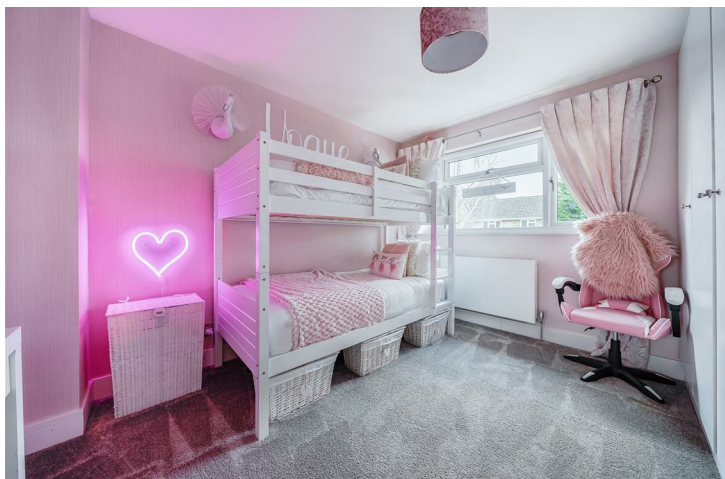
- Immaculate order throughout
- Refitted stunning kitchen
- Ample recently laid driveway
- Closed onward chain
- Beautiful, refitted bathroom
- Bespoke wooden studio in garden

To the front of the property in a recently laid block paved driveway providing ample parking, the single garage has been converted into a dining room (please note this lacks building control sign off). The low maintenance rear garden is private in nature with a sizeable patio ideal for entertaining and the remainder laid to artificial lawn. A high quality outbuild makes an ideal studio or home office.

Westbury Close is located between The Avenue and Wiltshire Avenue which are two of Crowthorne's most desirable roads ideally positioned mid-way between Crowthorne railway station and the High Street with good local schools at all levels within reasonable distance (subject to catchment areas). Also nearby are many noteworthy landmarks and beauty spots which include Heathlake Nature Reserve and Wildmoor Heath Nature Reserve.

Viewings are essential to fully appreciate this beautiful home.

Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: E





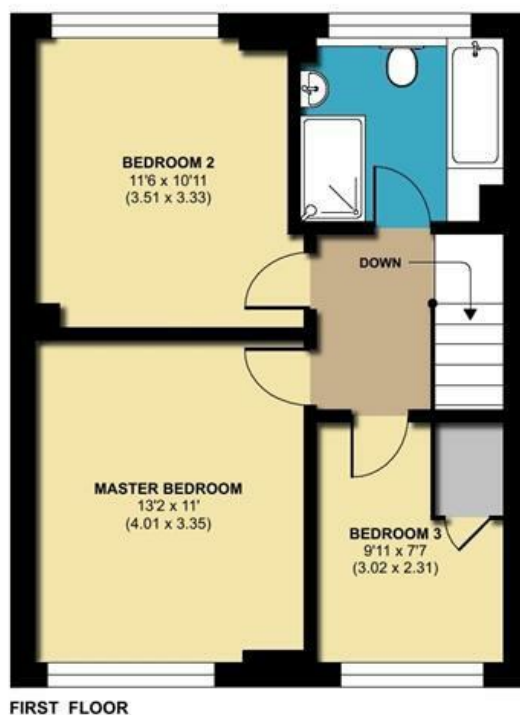
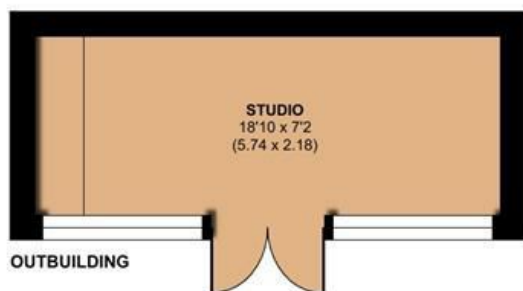
Westbury Close, Crowthorne

Approximate Area = 1022 sq ft / 95 sq m

Outbuilding = 139 sq ft / 12.9 sq m

Total = 1161 sq ft / 107.8 sq m

For identification only - Not to scale



* Please note the garage conversion to create a dining room does not have building control sign off, please ask the agent for details.



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: 1233971

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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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