



47, Ellis Road
Crowthorne
Berkshire, RG45 6PR

OIEO £950,000 Freehold



Located in a prestigious location on the highly desirable Ellis Road, a spacious individual five bedroom detached home which offers versatile accommodation. The well propertyed accommodation comprises an entrance porch and hallway, cloakroom, a family room/study, a sizeable 20'x16' living room, and a fitted kitchen with solid woodblock worktops, breakfast bar and seating area. A sizeable conservatory can be accessed from both the kitchen and living room and benefits from bi-fold doors opening to the garden. Upstairs you will find a master bedroom with a stylish ensuite shower room, four further double bedrooms and a family bathroom.

- Individual detached home
- Five double bedrooms
- Conservatory with bi-fold doors to garden
- Versatile accommodation
- Spacious kitchen
- Double garage and driveway parking

To the outside the property benefits from ample driveway parking and a double garage with twin up and over doors, light, power, utility area and a courtesy door to the hallway. The private rear south facing garden is fully enclosed with sizable patio areas to either side of the conservatory. The remainder is mainly laid to lawn with a further patio to the rear where you will find a summer house/office/studio with light and power.

Ellis Road is located within reasonable distance of High Street with its variety of stores, eateries and general amenities. Good local schools at all levels are within reasonable distance and also nearby is the Bucklers Forest, Crowthorne woods and Heathlake Nature Reserve with its pleasant woodland walks around Heath Lake.

Viewings come highly recommend to fully appreciate this desirable detached home

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





Ellis Road, Crowthorne

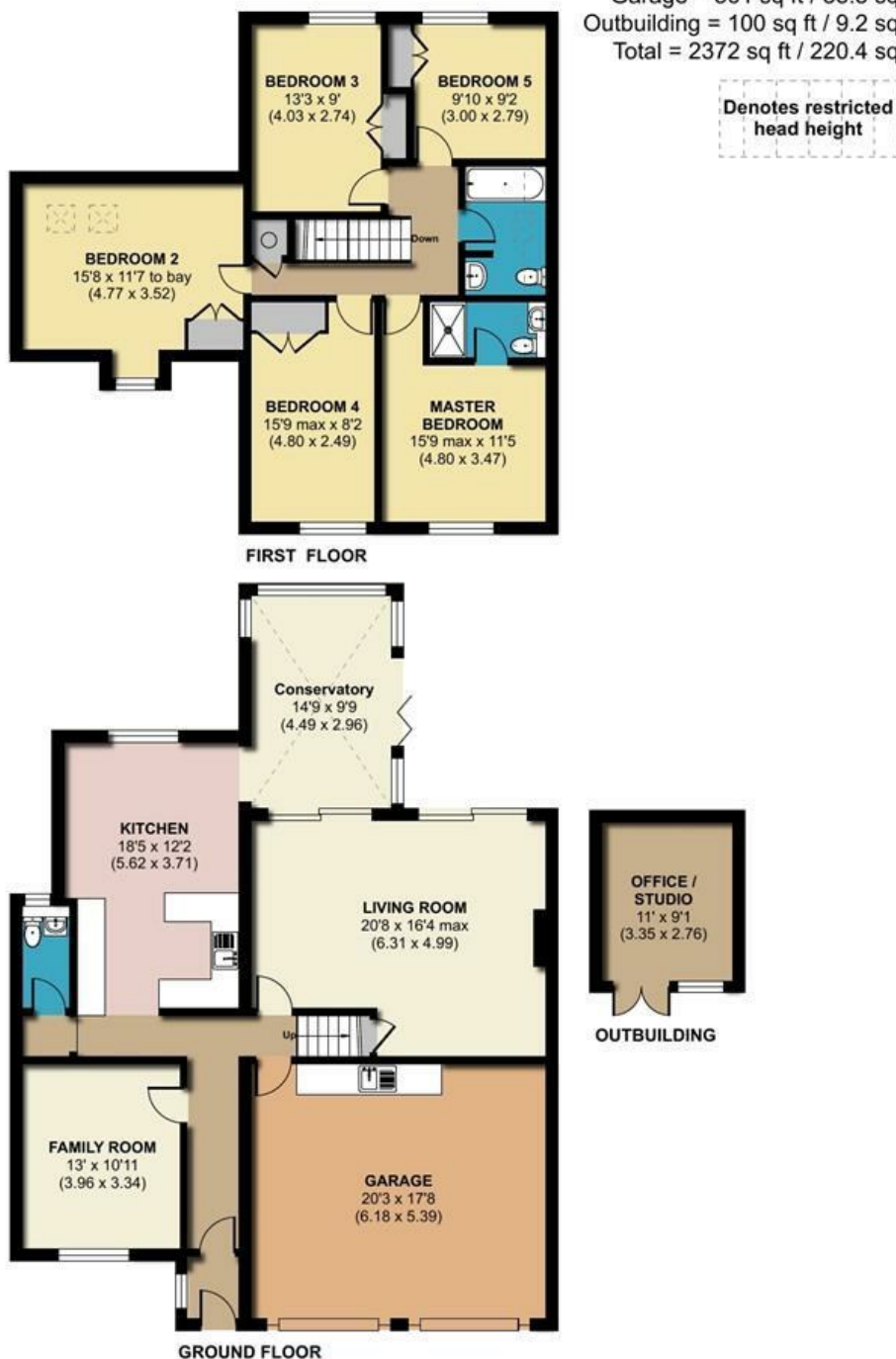
Approximate Area = 1892 sq ft / 175.7 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

Garage = 361 sq ft / 33.5 sq m

Outbuilding = 100 sq ft / 9.2 sq m

Total = 2372 sq ft / 220.4 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1218370

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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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