



3, Old Wokingham Road
Crowthorne
Berkshire, RG45 6SS

Asking Price £600,000 Freehold



Located within a short stroll of the village High Street and with a picturesque wooded backdrop, a well maintained four bedroom semi-detached family home which is offered to the market with no onward chain. The exceptionally spacious ground floor accommodation comprises an entrance hallway, living room, a modern fitted kitchen, dining room, family room with French doors to the rear garden, bedrooms two and four both of which are doubles, a family bathroom, cloakroom and a conservatory. On the first floor there are two double bedrooms, the master benefiting from a en-suite W,C and a large airing cupboard which houses an enclosed shower facility. Further benefits include, uPVC double glazing, gas radiator heating, a secluded west facing rear garden. parking and a single garage. A viewing is highly recommended in order to appreciate what this property has to offer.

- No Onward Chain
- Family room with French doors
- Close to village centre
- Modern fitted kitchen
- West facing secluded garden

There are good sized and well maintained front and rear gardens. The front garden is enclosed gated and mainly laid to lawn with a courtesy path leading to the front door and gated side access to the back of the house. To the rear is a west facing secluded garden which is mainly laid to lawn with a patio area, single garage with power and light which has a courtesy door to allow access from the garden. At the back of the rear garden is a gate which leads to the parking area, the front door of the garage and leads to circle hill woods.

Old Wokingham Road has a pleasant mix of properties including semi and detached homes, bungalows, chalets and houses, some of which date back as far as the turn of the last century. The property is ideally situated within a short walk of the village centre and also within easy access of Crowthorne Woods and Circle Hill Wood.

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



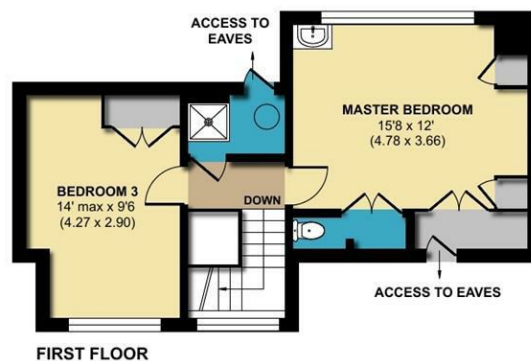
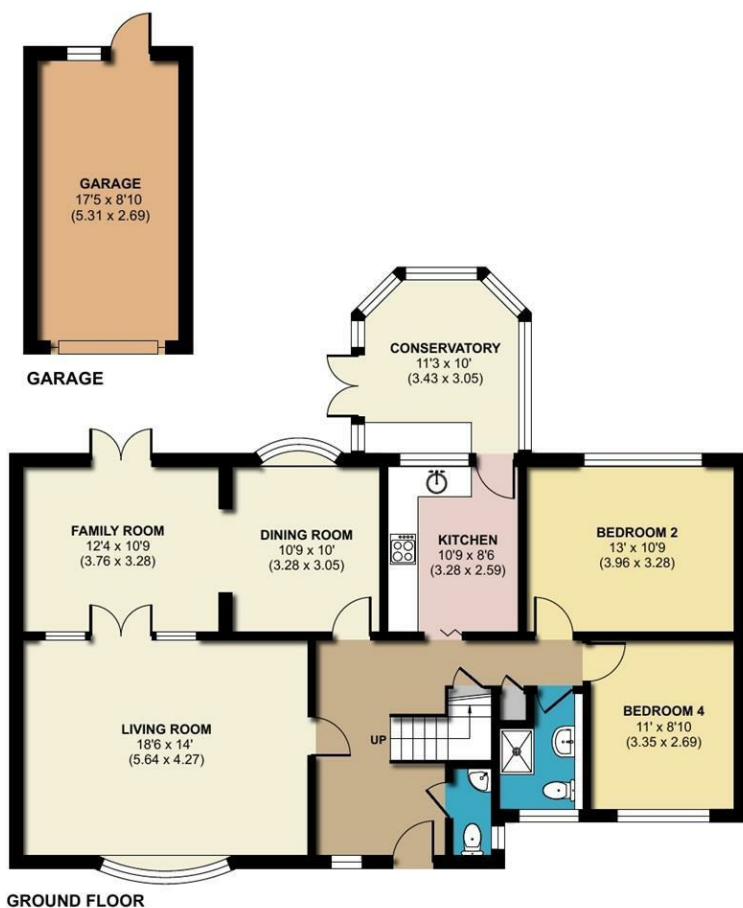


Floorplan

Old Wokingham Road, Crowthorne

Approximate Area = 1862 sq ft / 173 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Michael Hardy. REF: 807964

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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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Ref: 18362269 | Folio: C5916 | 2nd May 2025