



82, Waterloo Road
Crowthorne
Berkshire, RG45 7NW

OIEO £520,000 Freehold



Offered to the market in immaculate order, a deceptively spacious townhouse offering just under 1,500 sq.ft of accommodation and ideally located for both the village centre and train station. A notable feature of the property is the spacious, bright living room, with its vaulted ceiling and double aspect which extends well beyond the footprint of the ground floor, forming a truly individual feature reception room. There is a master bedroom with separate dressing area and modern ensuite shower room occupies the entire second floor. On the first floor there are two double bedrooms, plus a lovely modern family bathroom and the dual aspect living room with vaulted ceiling. The ground floor has a beautifully fitted kitchen/breakfast room which leads through to a conservatory, an entrance hall with cloakroom and the study/bedroom four. Outside there are well maintained front and rear gardens with a single garage and parking set securely to the rear of the property.

- Spacious, bright living room
- Master bedroom with separate dressing area
- Gas radiator Heating
- Kitchen/breakfast room
- uPVC double glazed windows and doors.
- Garage and allocated parking space

The front garden is neatly enclosed with attractive metal railings and hedgerow and comprises a pathway with lawned areas and established shrubbery. Double doors from the conservatory lead into a private and enclosed rear garden comprising patio with lawn and established shrub border to two sides. A pathway leads to a rear gate which leads out to the single garage with additional allocated parking.

Waterloo Road comprises a pleasant mix of properties and is ideally situated for the village High Street with an array of shops and eateries, Crowthorne Train Station is also within walking distance. The location is equally well placed for local schools at all education levels, subject to catchment areas.

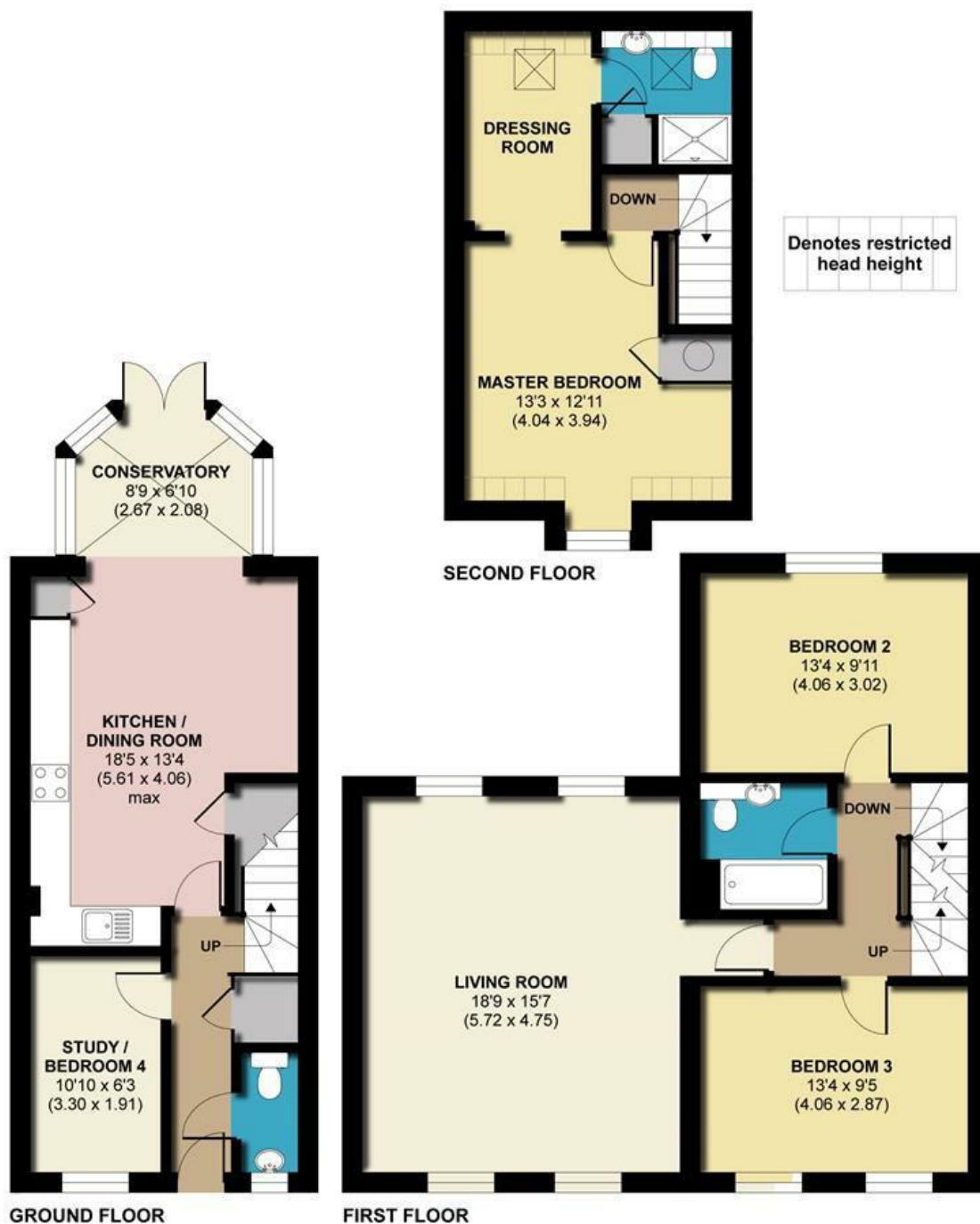
Council Tax Band: E
 Local Authority: Bracknell Forest Council
 Energy Performance Rating: C
 There is an annual estate charge of c.£637.28 which covers the upkeep of the communal areas. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





Waterloo Road, Crowthorne

APPROX. GROSS INTERNAL FLOOR AREA 1471 SQ FT 136.6 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Michael Hardy REF : 213502

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

Michael Hardy
MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303