



19, Merryman Drive
Crowthorne
Berkshire, RG45 6TW

Asking Price £475,000 Freehold



Offered to the market in immaculate order, a beautifully presented three bedroom semi detached home with the benefit of driveway parking and single garage ideally located in the favoured area of Heathlake Park. The well kept accommodation comprises an entrance hallway, a cloakroom (which is rarely found on non detached homes on this development), a spacious living room with tasteful modern wood panelling, a open plan facelifted kitchen/dining room with patio doors to the garden and a partially converted garage which now comprises a salon/utility. Upstairs you will find a spacious master bedroom with fitted wardrobes, a guest bedroom with fitted wardrobe which is currently set up as an office but easily houses a double bed, and there is a third bedroom which is also currently used as an office. The final room to the first floor is an impressive modern bathroom suite.

- Beautifully presented semi-detached home
- Cloakroom
- Driveway Parking and partially converted garage
- Kitchen/dining room to rear
- Modern family bathroom
- Well tended secluded rear garden

Outside the property benefits from driveway parking leading to the single garage with the rear part being converted to a salon/utility (please note, we don't believe the conversion has current building regulation sign off and an indemnity policy maybe be required). The remainder of the frontage comprises a well tended flower bed and an outside storage cupboard. Side access leads to the private rear garden with a spacious patio making an ideal entertaining space with the remainder laid to lawn with a small seating area to the far corner.

Heathlake Park is a development built in the late 1980's and abuts the woodland of the Heathlake Nature Reserve and the East Berkshire Golf Course. The estate is between Crowthorne Railway Station and the High Street with its variety of shops and amenities and a short walk to the Tesco Express shopping parade.

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





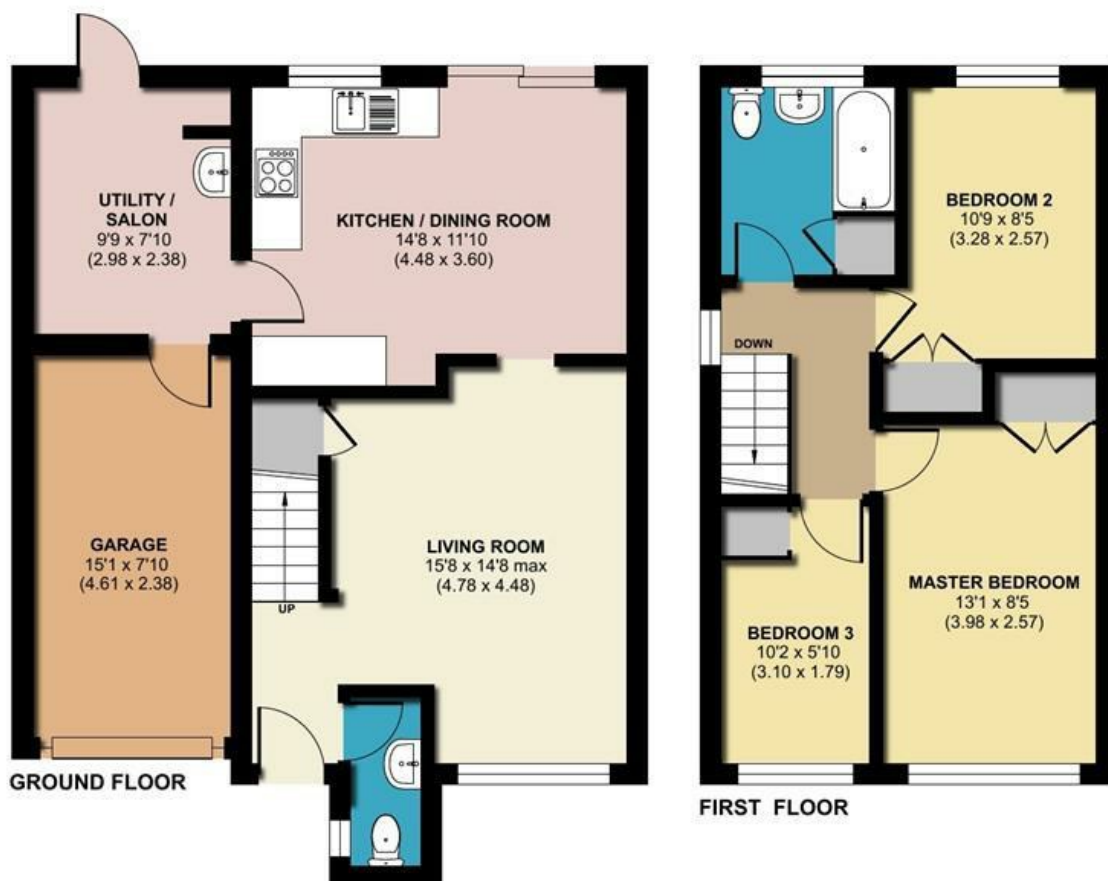
Merryman Drive, Crowthorne, RG45

Approximate Area = 890 sq ft / 82.6 sq m

Garage = 118 sq ft / 10.9 sq m

Total = 1008 sq ft / 93.5 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). © nichecom 2025. Produced for Michael Hardy. REF: 1365014

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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: 13830890 | Folio: C5981 | 10th October 2025