MICHAEL HARDY
SALES & LETTING

19, Paddock Way
Crowthorne
Berkshire, RG45 6UG

£410,000 Freehold

The sellers are able to offer up to £2,000 towards the buyer's legal fees subject to terms and conditions, which is an added feature to the sale of this two bedroom semi detached property, originally built by L&G homes boasting and kitchen offering integrated appliance and bi-fold doors to the garden plus a fully tiled, well appointed bathroom suite.

- L&G built semi detached built to a high specification
- Large open plan kitchen/diner with bi-fold doors
- Parking immediately to the front
- Two double bedrooms and a family bathroom
- Front aspect lounge
- Quiet cul dec sac location and a short drive to A329(M)

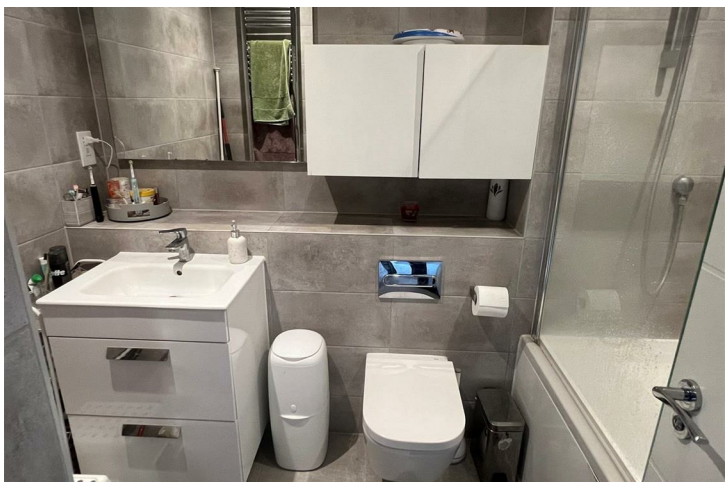
The property occupies a pleasant location within a cul-de-sac, having parking immediately in front and a pleasant rear garden fully enclosed and laid mainly to lawn with a patio area.

Paddock Way is located within the popular Bucklers Park development within a short distance of Crowthorne village High Street shops and close to the access for the A329(M), M3 and M4 Motorways. There are more local shops and bus services even closer to the property.

There is an annual estate charge of c.£TBC which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

** Cala Homes are able to offer up to £2,000 towards the purchaser's legal fees subject to terms and conditions (T's and C's are subject to the buyer using our recommended solicitors).

Council Tax Band: D
Local Authority: Bracknell Forest Council
Energy Performance Rating: B



Floorplan

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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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