



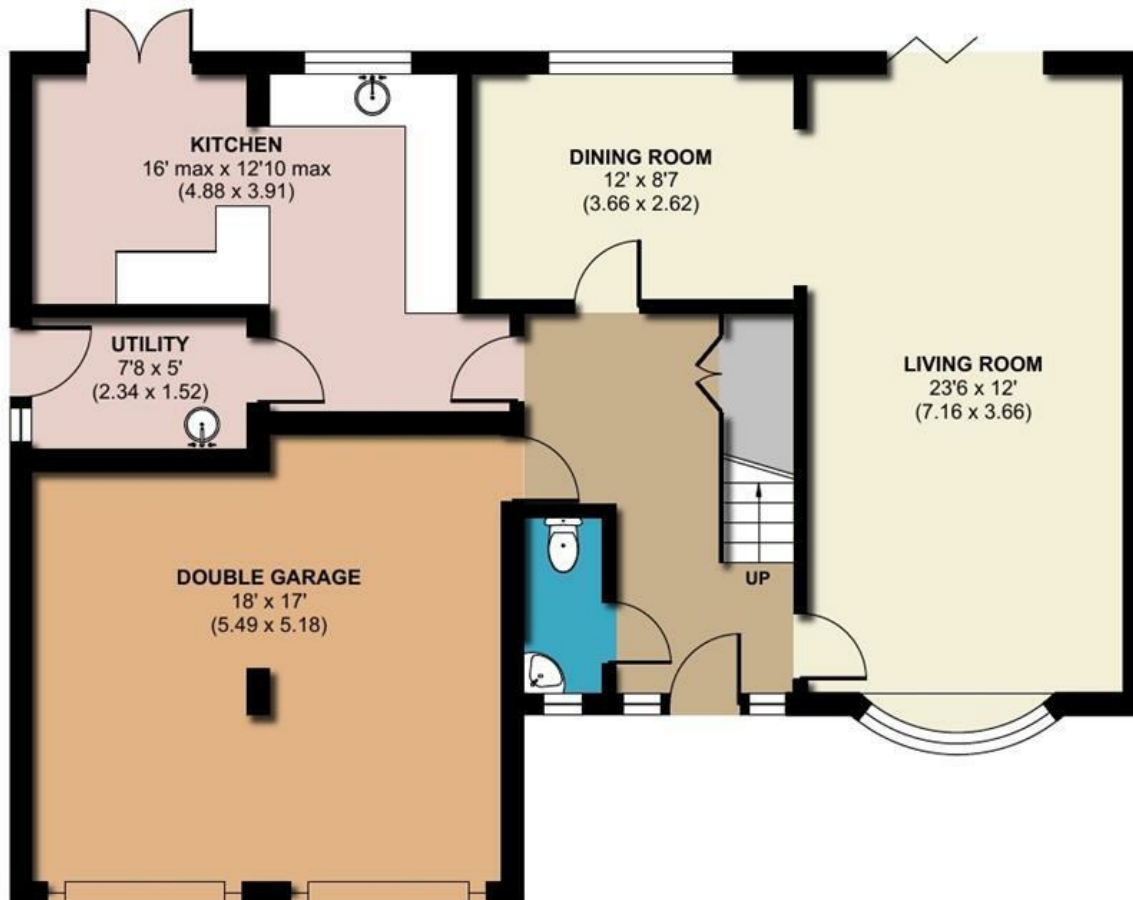
45, Alcot Close, Crowthorne, Berkshire, RG45 7NE

OIEO £775,000
Freehold

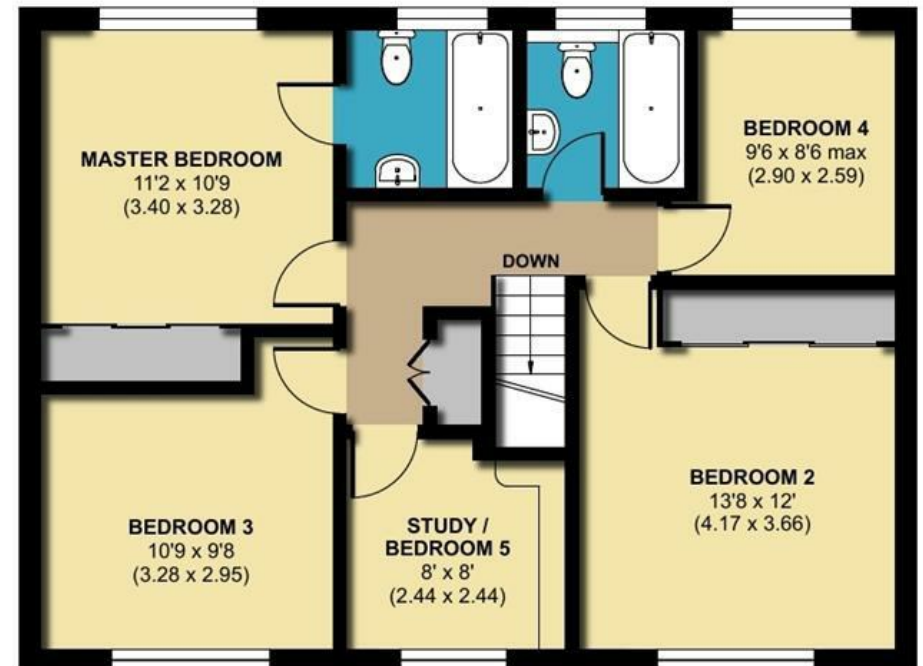
Alcot Close, Crowthorne

Approximate Area = 1845 sq ft / 171 sq m (includes attached garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Located in a desirable road providing easy access to both the village centre and local schools, a Charles Church built four/five bedroom detached home with planning permission for a first floor extension over the garage. Accommodation comprise an entrance hallway, cloakroom, living room with bi-fold doors to the garden, separate dining room and a Kitchen/breakfast room with utility. Upstairs you will find a master bedroom with ensuite bathroom, three further bedrooms, a study/fifth bedroom and a family bathroom. The property benefits from a double garage with driveway parking and an enclosed rear garden.

- Property requires some updating
- Double glazed windows & gas radiator heating system
- Planning permission for an extra bedroom and ensuite

Situation

Alcot Close is a highly popular road within a few minutes' walk of the village High Street with its variety of stores, eateries and general amenities, and good local schools (subject to catchment areas). Also nearby is the Heathlake Nature Reserve and Wildmoor Heath Nature Reserve which is ideal for walkers and cyclists alike.

Outside

To the front is a double width drive leading to the double garage with light and power. The fully enclosed rear garden benefits from a sizeable patio, mature shrub borders and the remainder mainly laid to lawn.

NB: Please verify the planning situation with your solicitor as part of the normal conveyancing process.

Energy Performance Rating

C

Council Tax Band

G

Local Authority

Bracknell Forest Borough Council

Directions

Turn right out of our office onto Dukes Ride. At the cross roads with the traffic light turn left onto New Wokingham Road. Upon reaching the 'T' junction turn left again onto Waterloo Road and the 2nd right into Alcot Close, the property will be found on the right hand side.



Residential Sales and Lettings

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Ref: 16512367 | Folio: C5616 | 11th November 2022

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, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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