



7, Napier Road
Crowthorne
, RG45 7EJ

£699,950 Freehold



Coming Soon!!! Newly Built Detached Bungalow ready circa end of October 2025.
 An exciting and early opportunity to secure a newly built detached bungalow positioned on a good sized plot located in the heart of Crowthorne village centre. The accommodation comprises an entrance hall, impressive spacious kitchen/dining room with bi-folding doors leading to the rear garden, master bedroom with ensuite, two further good size bedrooms and a family bathroom suite. Further benefits will include a good sized private rear garden, front garden and ample driveway parking. For further information please contact us. A viewing of this surprisingly spacious high specification bungalow comes highly recommended.

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| <ul style="list-style-type: none"> • Newly built bungalow walking distance of the village high street • NHBC warranty and two year builders warranty • Ensuite to master bedroom • High specification finish | <ul style="list-style-type: none"> • No onward chain • Three bedrooms • High-efficiency Vaillant air source heat pump • Underfloor heating throughout |
|--|---|

Council Tax Band: New Build rate not available.
 Local Authority: Bracknell Forest Council
 Energy Performance Rating: TBC

This newly built off-plan detached bungalow is situated within walking distance of the village High Street with its variety of stores, eateries and general amenities. Good local schools at all levels, including the outstanding Edgbarrow Secondary School, are all within reasonable distance (subject to catchment areas). Also nearby are many noteworthy landmarks and beauty spots, including Heathlake Nature Reserve with its pleasant woodland walks around Heath Lake and Wildmoor Heath Nature Reserve.



Forest Road, Crowthorne

Approximate Area = 1039 sq ft / 96.5 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: 1345732

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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.

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

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