



60, Napier Road
Crowthorne
Berkshire, RG45 7EL

£510,000 Freehold



Positioned on good sized plot, ideally located within a short walk to the village High Street, and within half a mile of the outstanding Edgbarrow secondary school is this spacious well presented semi-detached bungalow. Presented in good order throughout the accommodation comprises spacious living/dining room with doors leading to the rear garden, fitted kitchen, three bedrooms and a modern bathroom suite. Further benefits include a detached single garage driveway parking. The property has potential to extend STPP and is being offered to the market with no onward chain and a viewing comes highly recommended.

- No onward chain
- Detached garage and driveway parking
- Upvc double glazing windows and doors
- Short walk of the village high street
- Gas central heating

Napier Road offers a mix of property styles and is within a short walk from the village High Street, with its mix of independent shops, eateries, supermarkets, public houses and other amenities. The popular Morgan Recreational Park, Edgbarrow School, the Wildmoor Heath Nature Reserve and Wellington College are all within reasonable walking distance.

To the front there is an enclosed mature garden with a variety of trees plants, flowers and hedges with driveway parking and gated access to side leading to the rear garden. The secluded rear garden is mainly laid to lawn with plant/hedge borders and a large patio area to the side where there is access to the garage via a side courtesy door.

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





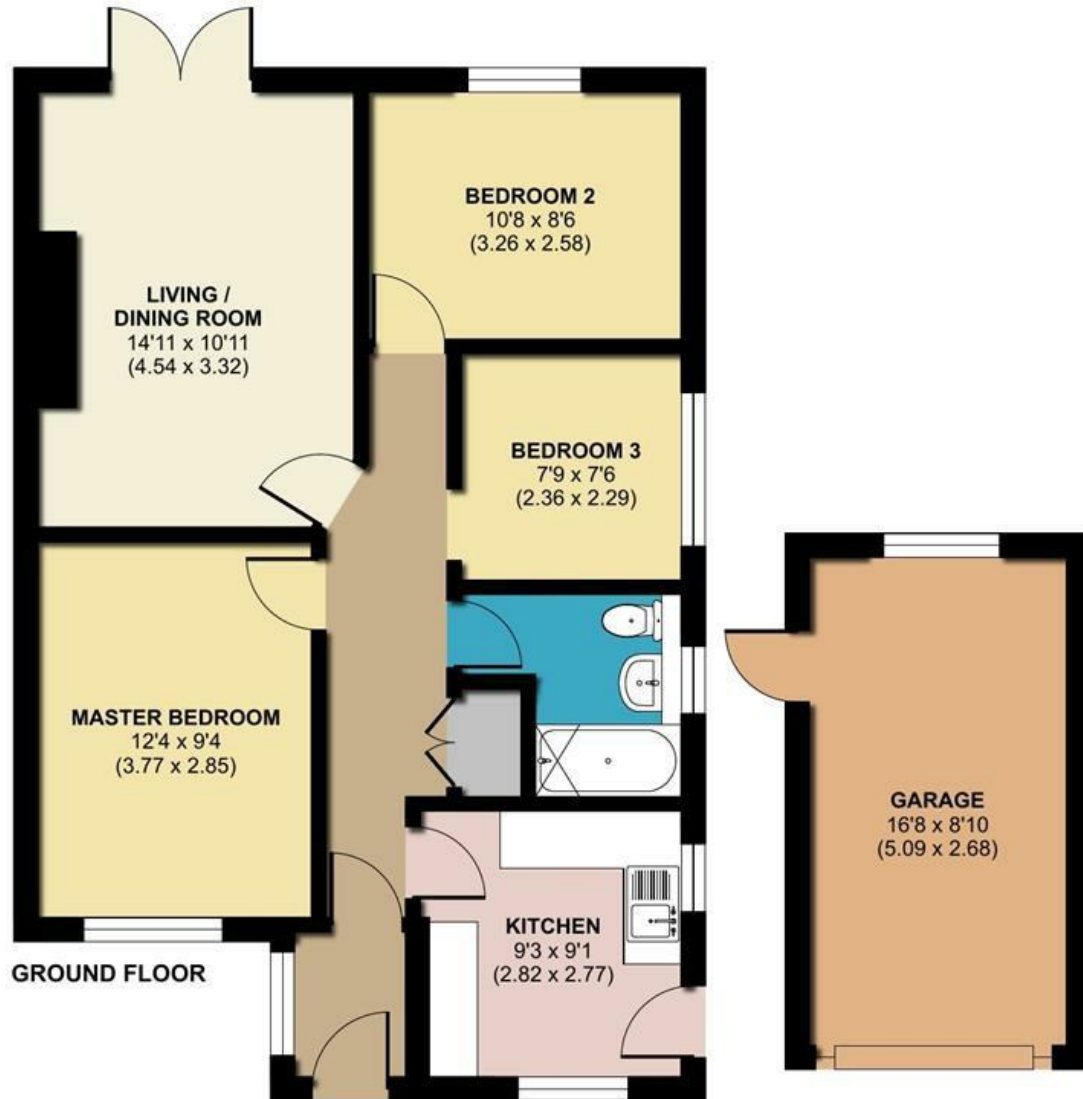
Napier Road, Crowthorne

Approximate Area = 693 sq ft / 64.4 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 840 sq ft / 78 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: 1297037

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

Ref: 17622188 | Folio: C5928 | 17th June 2025