



2a, Lyon Road  
Crowthorne  
Berkshire, RG45 6RT

**OIEO £700,000 Freehold**





Located in a desirable non estate setting, an immaculately presented four-bedroom detached home which has undergone significant improvements by the current owners. The property is approached via a spacious gravel driveway leading to the covered entrance porch. Inside, you will find an entrance hallway, a modern cloakroom, study/family room, a refitted 16' utility room with side access, living room with views over the rear garden and a stunning contemporary fully fitted kitchen with central island with the dining area benefitting from a vaulted ceiling and patio doors to the wooden decked area of the garden. Upstairs you will find a master bedroom with a fitted wardrobe and a stylish ensuite shower room. There are three further bedrooms and a modern family bathroom.

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| <ul style="list-style-type: none"> <li>• Non estate location</li> <li>• Two receptions rooms</li> <li>• Ample parking</li> </ul> | <ul style="list-style-type: none"> <li>• Stunning refitted open plan kitchen/dining room</li> <li>• Spacious utility room</li> <li>• Easy access to schools, village centre and local woodland</li> </ul> |
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To the rear, the fully enclosed west facing rear garden is ideal for families comprising a wooden deck area, the remainder laid to lawn and two timber build sheds for storage.

Lyon Road is a pleasant residential area which is about 1/4 of a mile from Crowthorne village High Street and equally well placed for local schools at all education levels, subject to catchment areas. The road has an attractive mix of properties including semi and detached homes houses, the vast majority built in the 1960's and 70's. Being located at the far end of Lyon Road, Ellis Road is a stone's throw away which boasts an array of many high value homes and leads to the popular Bucklers Park 100 acre woodland/nature reserve.

Council Tax Band: F (Subject to change)  
 Local Authority: Wokingham Borough Council  
 Energy Performance Rating: C



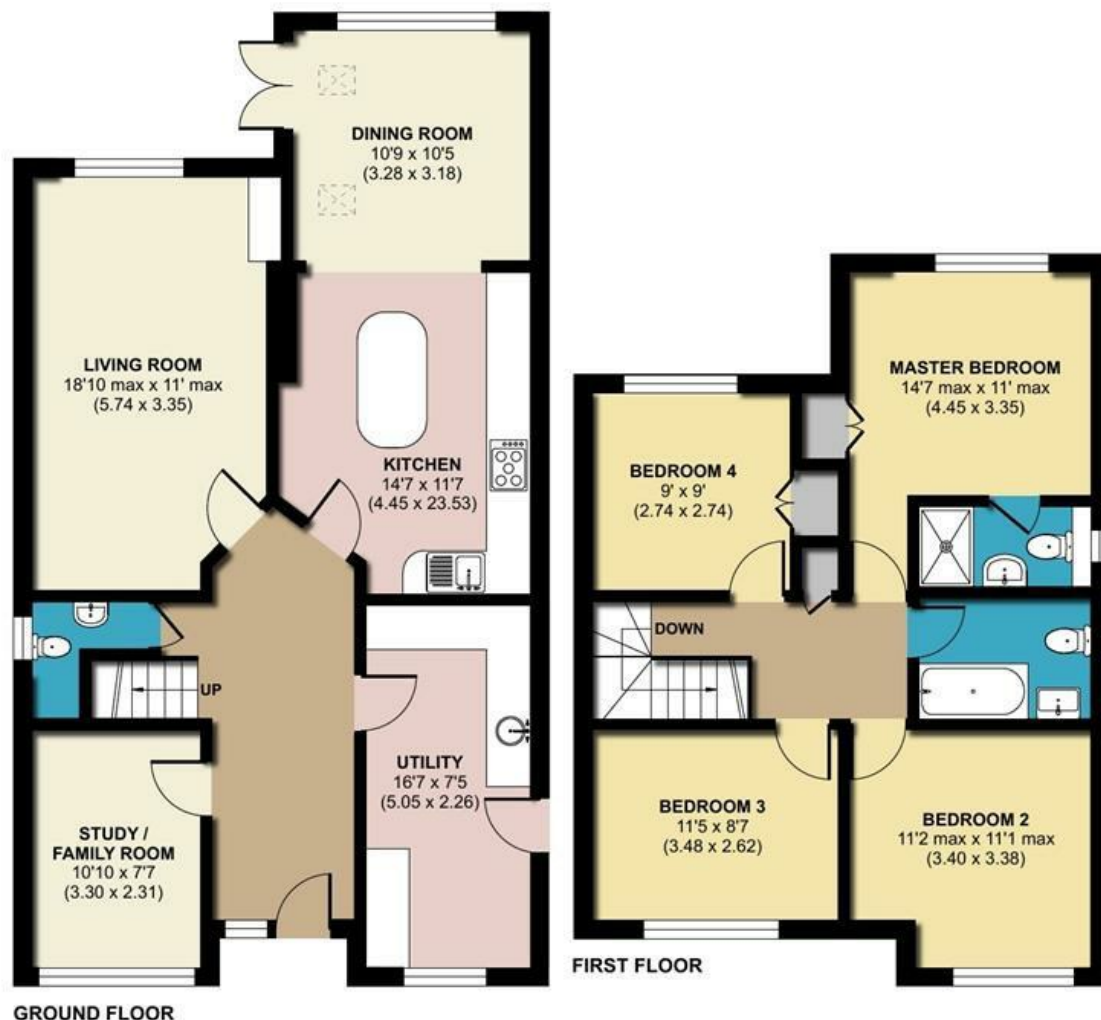




## Lyon Road, Crowthorne

Approximate Area = 1494 sq ft / 138.8 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 2024. Produced for Michael Hardy. REF: 1195820

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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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