



30, The Brackens
Crowthorne
Berkshire, RG45 6TB

£360,000 Freehold



**** SOLD PRIOR TO MARKETING, SIMILAR PROPERTIES REQUIRED ****

Located in the favoured area of Pine Ride and offered to the market with no onward chain, a well presented two bedroom mid terrace with allocated parking and a single garage in a nearby block. Accommodation comprises an entrance hallway with storage cupboard, living room, and a 'white gloss' modern kitchen/breakfast room with patio doors to the garden. Upstairs you will find a master bedroom with fitted wardrobes and three piece white ensuite shower room, a further good sized bedroom and a modern family bathroom.

- No onward chain
- Ensuite to master
- Garage in a nearby block
- Modern kitchen/breakfast room
- uPVC windows and radiator heating
- Landscaped rear garden

The property is situated in a pleasant, traffic free courtyard with lawned area. To the front of the property there is a small, private garden with a courtesy path to the front door. The rear landscaped garden is private in nature and fully enclosed by panel fencing. There is a patio, stepping up to a small fish/nature pond, and a circular lawn to the rear with a further seating area and a wooden pergola. The garden benefits from an array of mature shrub foliage. The rear garden gate opens to an alley way which leads to a garage block housing the single garage with eaves storage and an up and over door. Vehicular access is via Fern Close.

The property sits in a quiet cul-de-sac on the popular Pine Ridge development approximately 1.2 miles from Crowthorne High Street and a similar distance to Crowthorne railway station. The development has a range of properties from two bedroom homes ideal for first time buyers through to larger detached executive houses. The property is well located for good local primary schools. Access to Heath Lake is also nearby and is ideal for walkers and dog walkers alike along with the recently created Bucklers Park Nature Reserve.

Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: C





The Brackens, Crowthorne

Approximate Area = 641 sq ft / 59.5 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 777 sq ft / 72.1 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: 1354123

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.

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