



27, Forest Road,  
Crowthorne,  
Berkshire, RG45 7EH

**£875,000 Freehold**



Located in the heart of the village centre, this imposing detached residence offers a wealth of character and spacious accommodation throughout. The accommodation comprises an entrance hallway, a living room with exposed floorboards and an open fire, and a stunning open plan, high specification kitchen/dining/family room with a central island and bifold doors opening to the garden. There is also a separate utility room, an cloakroom, and a study. Upstairs, you will find a master bedroom with a modern en suite, a guest bedroom with en suite facilities, a stylish family bathroom, and two further bedrooms. The property also benefits from a sizeable rear garden, ample driveway parking, and a single garage.

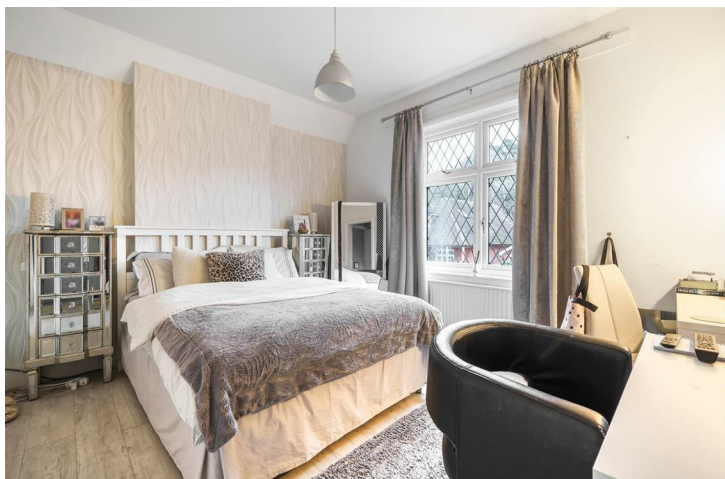
- Imposing detached family home in the heart of the village
- Five bedrooms including two with en suite facilities
- Gated driveway parking and single garage
- Spacious open plan kitchen/dining/family room
- West-facing rear garden measuring c.75 ft
- Walking distance to village High Street and local nature reserves

At the front, double gates open onto a block paved driveway providing parking for several vehicles and leading to the single garage. The west facing rear garden measures approximately 75ft in length and is fully enclosed, featuring a sizeable patio that makes an ideal entertaining space. There is a further circular patio to the rear, with the remainder mainly laid to lawn and complemented by well stocked borders.

This beautifully presented family home is within walking distance of the village High Street, offering a variety of shops, eateries, and everyday amenities. Good local schools at all levels are within reasonable distance (subject to catchment areas), including the outstanding Edgbarrow School. Also nearby are a number of well-known landmarks and beauty spots, including Heathlake Nature Reserve, with its pleasant woodland walks around Heath Lake, and Wildmoor Heath Nature Reserve.

Please note: Photographs taken in 2023. Details may have changed since the photographs were taken.

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





## Forest Road, Crowthorne

Approximate Area = 1883 sq ft / 174.9 sq m (excludes detached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2023. Produced for Michael Hardy. REF: 953901

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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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