



**1 Wulwyn Side, Linkway  
Crowthorne  
Berkshire, RG45 6JB**

**£550,000 Freehold**





A desirable detached bungalow on a generous corner plot located in the favoured area of Edgcumbe Park. Offered to the market with no onward chain and presented in excellent order, the versatile accommodation comprises an entrance hallway with stable door, a lovely modern kitchen/breakfast room, a spacious living/dining room with doors opening to the garden, a master bedroom with fitted wardrobes and ensuite W.C, a study/third bedroom which provides access to the inner hall and leads to a stylish and modern wet room and bedroom two.

- No onward chain
- Versatile accommodation
- Ensuite W.C. to master bedroom
- Corner plot in a desirable location
- Modern fitted kitchen
- Driveway parking

To the front of the property you will find driveway parking, an extensive lawned area and a courtesy path to the front door. Double gates at the side of the bungalow provide access to a hard standing area. The remainder of the enclosed garden is laid to lawn with mature shrubbery and a timber-built summer house.

Wulwyn Side is located off Linkway which is one of the most desirable roads on the development. Edgcumbe Park is a popular award winning development of apartments, bungalows, chalets and houses constructed by Renway homes in the late 1950's and 60's. The estate is equidistant to Crowthorne village and the railway station and abuts East Berkshire golf course to the north west. If you are looking for a property which you can improve and make your own, we highly recommend booking a viewing.

Council Tax Band: E  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: E







## Wulwyn Side, Crowthorne

Approximate Area = 947 sq ft / 88 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: 1253167

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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.

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