



40, The Brambles
Crowthorne
Berkshire, RG45 6EF

£700,000 Freehold



Presented in immaculate order and located in the favoured area of 'The Brambles', a lovely four bedroom family home which has been meticulously kept and improved by the current owner. The well balanced accommodation comprises an entrance porch, an entrance hallway with the internal wall removed to make a spacious open plan dining room, a modern cloakroom, and a bright and airy living room with patio doors to the garden. The kitchen is semi open plan to a uPVC and brick-built conservatory which provide a breakfast or seating area. Upstairs you will find a sizeable master bedroom with fitted wardrobes and a modern ensuite shower room. There are three further well proportioned bedrooms and a modern family bathroom suite.

- Stunning condition
- Spacious open plan kitchen & separate dining room
- Upgraded solid wood doors
- Popular location
- Modern ensuite shower room and family bathroom
- Walking distance to train station and local shops

Outside, the front of the property benefits from a block paved driveway providing parking for at least three vehicles and access to the double width garage with light and power. The remainder of the frontage is laid to lawn with hedging providing privacy. The rear garden benefits from a good size decked area which is ideal for entertaining with the reminder laid to lawn. To the rear corner there is a small gravel seating area to one side and a timber built shed to the other.

The Brambles is ideally situated just off Lower Wokingham Road, approx 1.5 miles west of the highly sought-after Crowthorne village and only 3.3 miles from Wokingham town centre. The location offers excellent access for commuters, being conveniently positioned between the M4 and M3 motorways. Additionally, the property is within walking distance of Crowthorne railway station and the popular local shopping parade, such as The Hive café and craft beer bar, and U Bakery. The area is also well served by respected schools (subject to catchment), including Edgbarrow School. Nearby green spaces include Simons Wood, National Trust's Ridges, and Horseshoe Lake.

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





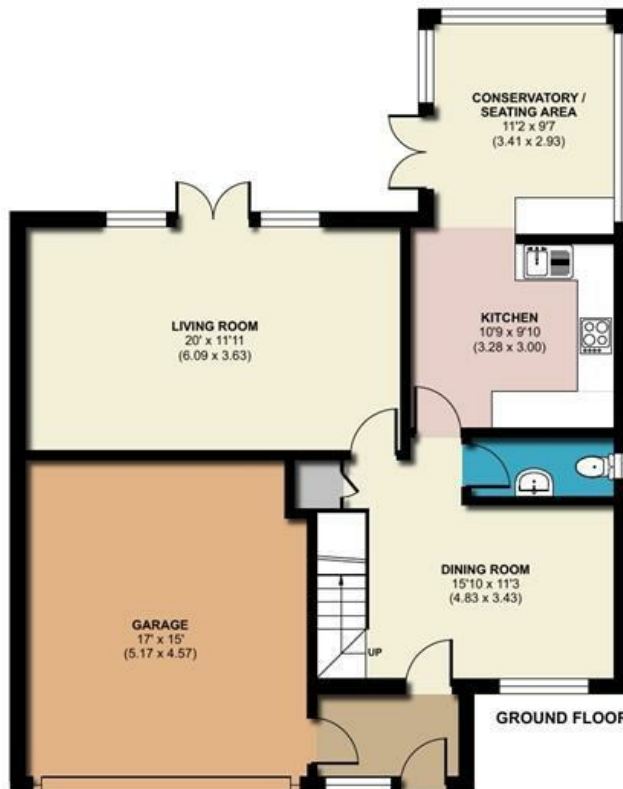
The Brambles, Crowthorne

Approximate Area = 1716 sq ft / 159.4 sq m (includes attached garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1331932

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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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