MICHAEL HARDY
SALES & LETTING



31, New Wokingham Road,
Crowthorne,
Berkshire, RG45 6JG

**OIEO £420,000 Freehold**





A three bedroom semi-detached home, located in a non-estate setting, with accommodation comprising an entrance hallway, ground floor family bathroom, a 12’ x 12’ kitchen/breakfast room, a separate dining room, 15’ living room and a conservatory. Upstairs are three well proportioned bedrooms, with two of the bedrooms benefitting from fitted wardrobes. The property also has driveway parking and a sizeable rear garden.

- Non estate location
- Living room and separate dining room
- Sizeable garden c.80 ft
- Scope for further extension (STPP)
- Three bedrooms
- Driveway parking

To the front, the property benefits from a block paved driveway providing parking for two vehicles. Side access opens to the sizeable rear garden which measures approximately 80’ in length. The garden is mainly laid to lawn with stepping stones leading to the timber built shed. There are well stocked borders following the boundary and the garden offers a good degree of privacy.

New Wokingham Road is within walking distance of the village centre and this particular home is conveniently located midway between Crowthorne railway station and the High Street with its variety of stores, eateries and general amenities. Nearby are many noteworthy beauty spots which include the National Trust 'Ridges', Heathlake Nature Reserve with its pleasant woodland walks around the lake, the grounds of Wellington College and Wildmoor Heath Nature Reserve which is ideal for walkers and cyclists.

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







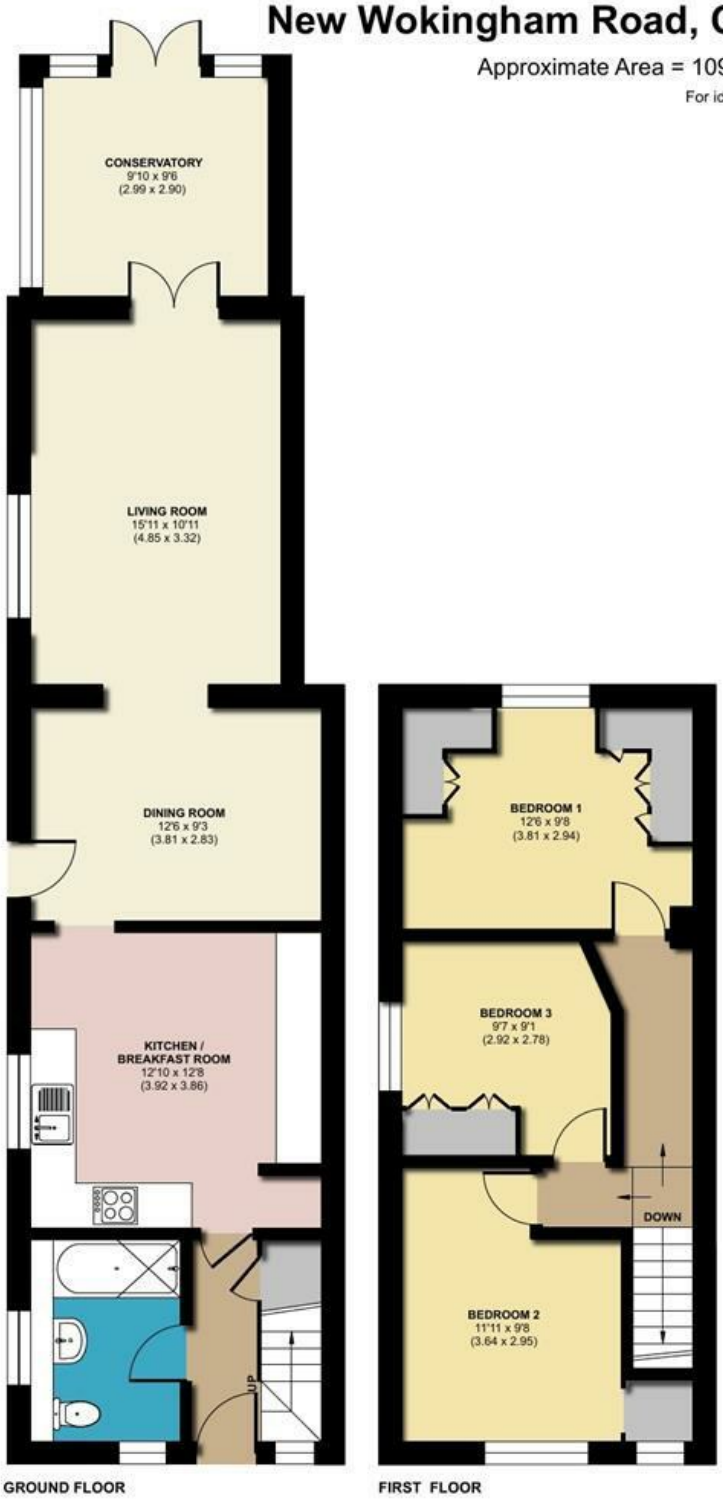

Ninja

# Floorplan

## New Wokingham Road, Crowthorne

Approximate Area = 1095 sq ft / 101.7 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 2026. Produced for Michael Hardy. REF: 1487057


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
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.
Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303