



6, Butler Road
Crowthorne
Berkshire, RG45 6QY

OIEO £475,000 Freehold



An extended well maintained spacious & light three double bedroom semi-detached home ideally located within close proximity of the popular Oakland Infant and Junior Schools and local shopping parade. Accommodation comprises an entrance hallway, a c.24 ft open plan living/dining room leading to a garden/sunroom and a modern kitchen. On the first floor there are two double bedrooms and a family bathroom suite. On the second floor which was added 2019 is a c.19ft master bedroom with a modern ensuite shower room and built in wardrobes. Further features include a driveway with parking for two vehicles and a secluded and enclosed east facing rear garden. A viewing is recommended.

- Three double bedrooms
- Garage & Driveway parking
- Ensuite to master bedroom
- Close to local school and shops

To the front there is garden area which is laid to lawn, driveway parking for at least two vehicles and access to the garage. The enclosed secluded rear garden is a good size and is mainly laid to lawn with a decked area which leads to a courtesy door providing rear access to the garage.

Butler Road is within walking distance of the village centre and conveniently located midway between Crowthorne railway station and the High Street with its variety of stores, eateries and general amenities. Good local schools at all levels are all within reasonable distance (subject to catchment areas). The property is also ideally situated within close proximity of the 'Tesco Express' shopping parade.

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





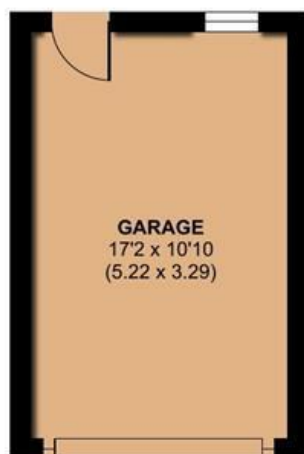
Butler Road, Crowthorne

Approximate Area = 1247 sq ft / 115.8 sq m (excludes detached garage)

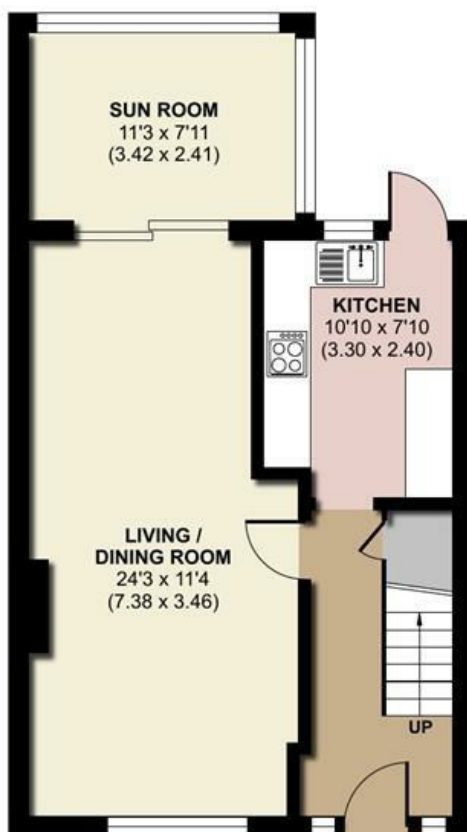
Limited Use Area(s) = 52 sq ft / 4.8 sq m

Total = 1299 sq ft / 120.6 sq m

For identification only - Not to scale



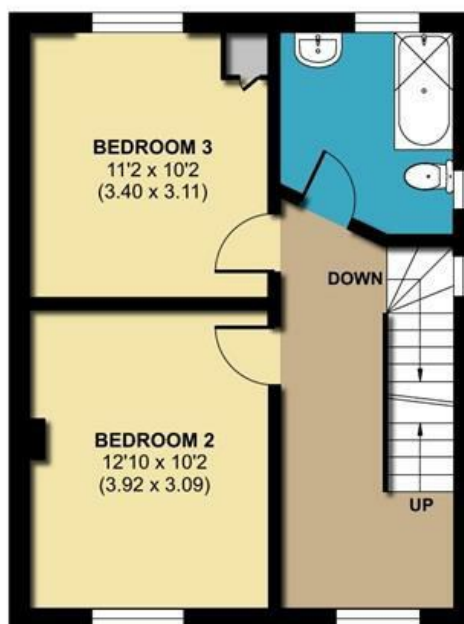
GARAGE



GROUND FLOOR



SECOND FLOOR



FIRST 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: 1280426

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

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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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