



22, Westfield Place
Crowthorne
Berkshire, RG45 6QQ

Offers In Excess Of £565,000 Freehold



One of the popular detached properties built around five years ago by L&G Homes to their usual high specification with a quality kitchen, cloakroom and fully tiled en suite and fully tiled family bathroom. This property offers well presented accommodation and is still within the 10 year NHBC warranty. The house offers generous sized accommodation comprising front aspect lounge, kitchen/dining room with integrated appliances and doors opening onto the rear garden, three bedrooms with a special note about the third bedroom being of a good size. en suite to the master and then a family bathroom. An internal inspection would be strongly recommended so as to fully appreciate this lovely home.

- Five year old L&G built to high specification
- Fitted kitchen with dining area
- Pleasant part walled rear garden
- Three good sized bedrooms plus en suite to master
- Large garage plus separate double length driveway
- Quiet tucked away location, yet close to amenities

The property occupies a quiet position, with shrub borders to the front, a double length driveway at the side, and a larger than average garage providing workshop space towards the end of the garden. The rear garden has been re landscaped since new and is laid with a full width patio connecting to a matching pathway, which leads to the side garage door. There is also a lawn, and the entire garden is enclosed partly by brick walling and fenced panelling.

Bucklers Park is the latest development on the edge of Crowthorne, built amongst established woodland and close to a newly designated area of 100 acres of permanent woodland and nature reserve. The property is very close to Hall & Woodhouse restaurant/bar, a community garden, neighbourhood centre and a recently opened Co-Op convenience store. Crowthorne village centre is a short walk away with a good variety of independent shops, restaurants and public houses. The property is ideally placed for access to the A329(M) M3 and M4 Motorways.

There is an annual estate charge of c.£209.39 which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

The property rental is estimated to achieve £2,400 per calendar month for an unfurnished/furnished let, reflecting market conditions as at March 2026.

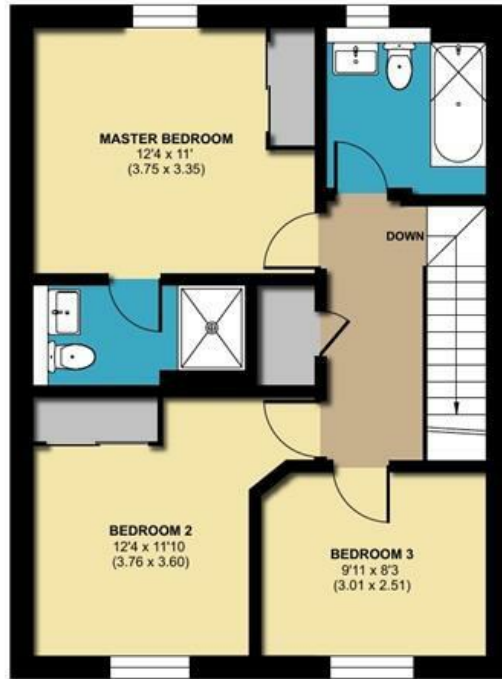
Council Tax Band: E
Local Authority: Bracknell Forest Council
Energy Performance Rating: B





Westfield Place, Crowthorne

Approximate Area = 1088 sq ft / 101 sq m
Garage = 193 sq ft / 17.9 sq m
Total = 1281 sq ft / 118.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE

 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: 1431313

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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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