



6, Leith Close,  
Crowthorne,  
Berkshire, RG45 6TD

**OIEO £500,000 Freehold**



Offered to the market with no onward chain and located in the favoured area on Pine Ridge, a rarely available three bedroom detached bungalow with the benefit of a single garage and driveway parking. The accommodation comprises an entrance hallway, a spacious 25' 'L' shaped living/dining room with double doors to a conservatory, a kitchen, master bedroom with an updated modern ensuite shower room and fitted wardrobes. There are two further bedrooms, a family bathroom and a separate cloakroom. The property further benefits from a fully enclosed rear garden and is ideally located within a short walk to a local shopping parade.

- Desirable location
- Modern ensuite shower room
- Garage and driveway parking
- Three bedrooms
- Conservatory
- No onward chain

The property sits in a traffic free position with driveway parking leading to the single garage. The remainder of the frontage is laid to bark chipping with mature shrubbery. Side access opens to the enclosed rear garden with patio, the remainder of the garden is laid to lawn with shrub and tree borders.

Pine Ridge is a popular development built in the mid/late 1980s and situated to the north west of the village within walking distance of the Heathlake Nature Reserve. The estate comprises a mix of two, three, four and five bedroom properties in a variety of styles which include courtyard townhouses and detached family homes.

NB: Photographs taken in 2024

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





## Leith Close, Crowthorne

Approximate Area = 1046 sq ft / 97.1 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1185 sq ft / 110 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: 1494261

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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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