



9, Brooklands Walk
Crowthorne
Berkshire, RG45 6QW

OIEO £750,000 Freehold



Located on the desirable Bucklers Park development and situated in an enviable traffic free location overlooking the brook, a beautifully presented four bedroom detached home built to a high specification. Accommodation comprises a hallway, modern cloakroom, a triple aspect 21' living room with bifold doors to the garden, a study/snug, a beautiful shaker style kitchen with quarts worktops, central island, bifold doors to garden and a matching separate utility. Upstairs you will find a spacious master bedroom with an impressive fully tiled shower room, a guest suite also benefiting from a high specification ensuite shower room, two further double bedrooms and a stylish family bathroom.

- Stunning location overlooking brook
- Still under NHBC warranty
- Beautiful, landscaped garden
- Presented in immaculate order
- Stunning kitchen with bifold doors and central island
- Garage and parking

The rear garden has been landscaped by the current owners and offers a good degree of privacy for a modern development. The garden is fully enclosed and benefits from a sizeable patio and low-level brick wall with steps to the upper tier where you will find a further patio area and the remainder laid to lawn. Gated access leads to the single garage and parking. The garage also benefits from a courtesy door allowing access into the garden.

Bucklers Park is a new 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 a short walk from Crowthorne village centre which benefits from a good variety of independent shops, restaurants and public houses. On the development you will find a Hall & Woodhouse restaurant/bar, a community garden, neighbourhood centre and a Co-Op supermarket. The property is also ideally placed for access to the A329(M) and M4.

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

NB: Annual management charge c.£223.63. From 1st Jan 2025 to 31st Dec 2025 NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





Brooklands Walk, Crowthorne

Approximate Area = 1750 sq ft / 162.5 sq m (excludes detached garage)

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 2025. Produced for Michael Hardy. REF: 1258299

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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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