MICHAEL HARDY
SALES & LETTING

18, Lyneham Road,
Crowthorne,
Berkshire, RG45 6NJ

£710,000 Freehold

Presented in immaculate order and ideally situated within a short walk of the village centre and local schools, a desirable four bedroom home which has been meticulously maintained and improved by the current owners. The desirable accommodation comprises an entrance hallway, a stylish ground floor shower room, a living room, family room and an impressive modern kitchen/dining room. Upstairs you will find a spacious master bedroom with fitted wardrobes, three further bedrooms which all benefit from fitted storage and a modern family bathroom. Further benefits include an extra length garage with a single skin brick office constructed to the rear of the garage. Additionally, the property offers scope for further extension, subject to the usual planning consents.

- Immaculately presented throughout
- Contemporary downstairs shower room
- Driveway parking and extra length garage
- Spacious and stylish Kitchen/dining room
- Fitted storage to all bedrooms
- Short walk to village centre and schools

To the front, you will find a block pave driveway for three vehicles leading to the extra length garage. The remainder of the frontage is laid to lawn with mature shrubbery. Side access leads to the secluded and well-manicured rear garden which is fully enclosed with panel fencing and mainly laid to a well-tended lawn. There is a patio to the right-hand corner with a timber built shed/summerhouse and a further area with artificial grass providing an extra seating area. Well maintained shrubs fill the border.

This popular location is situated not far from the village High Street with its variety of shops, eateries and amenities. Good local schools at all levels are within a reasonable distance (subject to catchment areas). Nearby are many noteworthy beauty spots which include the Heathlake Nature Reserve with its pleasant woodland walks.

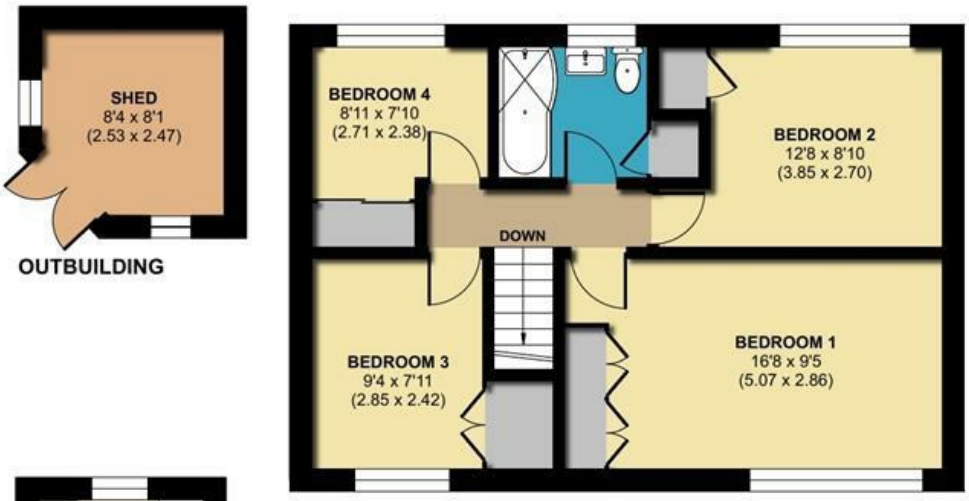
Council Tax Band: E (Subject to change)
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

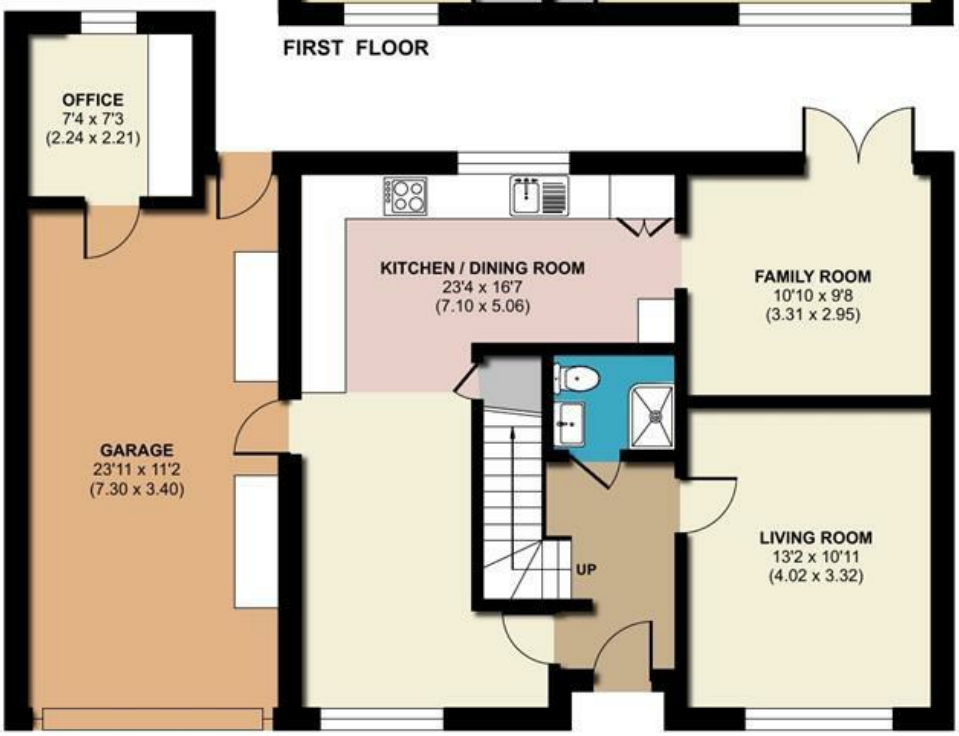
G

Floorplan

Lyneham Road, Crowthorne

Approximate Area = 1175 sq ft / 109.1 sq m
Garage = 310 sq ft / 28.7 sq m
Outbuilding = 63 sq ft / 5.8 sq m
Total = 1548 sq ft / 143.6 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: 1410404

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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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