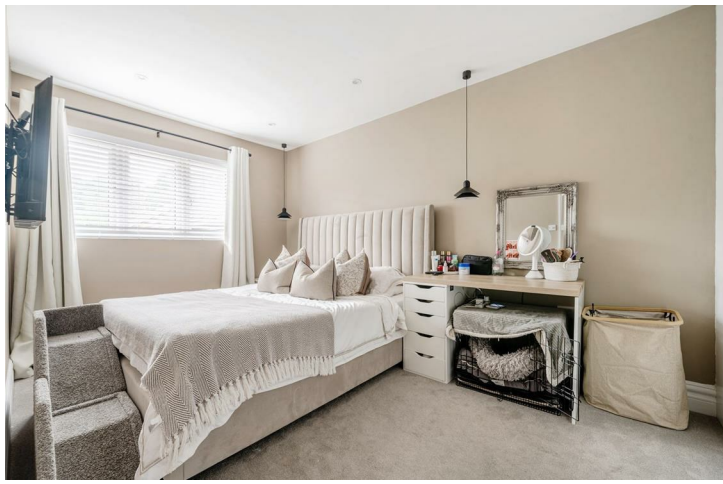




5, Sweet Briar
Crowthorne
Berkshire, RG45 6TJ

OIEO £450,000 Freehold



Positioned on a larger than average plot, this stunning three bedroom end of terrace home has been completely renovated to a high standard by the current owners. Located in the popular area of Heathlake Park, the accommodation comprises as follows; entrance hallway, living room, spacious newly fitted kitchen/breakfast room leading to a utility/pet grooming room and a downstairs w/c. Upstairs you will find three bedrooms and a newly fitted three piece family bathroom suite. Further benefits include under floor heating throughout, camera and alarm system. The property would make an excellent first time purchase or could be ideal for downsizers. A viewing of this exceptional home is highly recommended.

- Larger than average plot, no onward chain
- Garage and allocated parking space
- Planning permission for extension - Ref: 241932
- Close to lake and woodland
- Newly renovated to a high standard
- High-efficiency Vaillant air source heat pump

The front area is landscaped with raised gravel beds and a courtesy pathway with steps leading to the front door and outside storage cupboard. A side gate opens to the landscaped private rear garden, which is fully enclosed and sits on an impressive corner plot, mainly laid to lawn with a large two tiered patio area and pleasant wooded backdrop. Further benefits include a single garage and an allocated private parking space.

Built in the late 1980s, Heathlake Park is an attractive development of homes which abuts the East Berkshire Golf Course. It is situated to the North of Crowthorne, broadly equidistant to Crowthorne Railway Station and the High Street, with its variety of shops and amenities, and is a conveniently short walk to the Tesco Express shopping parade. This particular home is adjacent from delightful woodland and 100 yards from the picturesque lake of the Heathlake nature reserve.

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

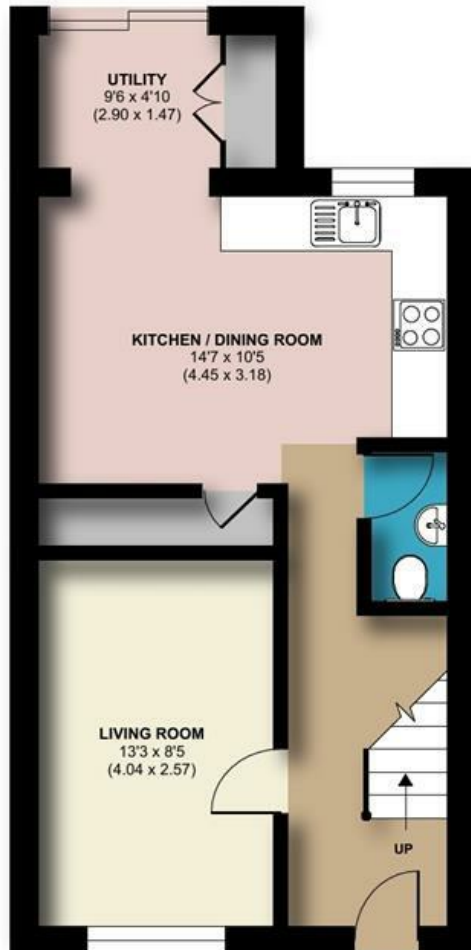




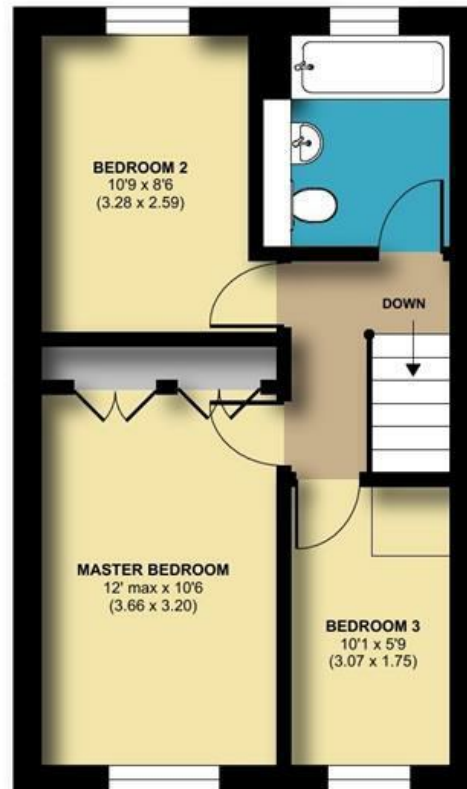
Sweet Briar, Crowthorne

Approximate Area = 826 sq ft / 76.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 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: 1327020

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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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