



21, Sandhurst Road,
Crowthorne,
Berkshire, RG45 7HR

OIEO £585,000 Freehold



Offered to the market with no onward chain and ideally situated within a short walk of the outstanding Edgbarrow School and the village high street, an attractive period home which we believe to built c.1900. The versatile accommodation comprises an entrance porch, entrance hallway, downstairs shower room, a family room/bedroom with bay window, a separate dining room, a 22' living room, and an 18' kitchen/breakfast room which leads to a basic galley style conservatory/sun room. Upstairs you will find a spacious principle bedroom with fitted wardrobes, ornate fire surround and bay window. There are two further bedrooms and a sizeable family bathroom. The property benefits from double glazed windows yet maintains character features such as attractive fireplaces and high ceilings.

- Character home built c.1900
- Just over 1,700 sq. Ft of accommodation
- Spacious bedrooms
- Walking distance to village high street and Edgbarrow School
- Two/three receptions
- Historic photos prior to current tenancy

The property benefits from a block paving to the front. There are steps leading to the porch and a small flower bed under the bay window. The rear east facing garden comprises a patio with the remainder laid to lawn with mature foliage around the border.

This imposing family home is conveniently located within a short walk to the village high street with its array of shops, restaurants and amenities. Edgbarrow School and sports centre, the Wildmoor Heath Nature Reserve and Wellington College are also within a reasonable stroll too. Further nearby places of interest include 'The Ridges' National Trust, the Heath Lake and the Devil's Highway, all of these offering delightful woodland walks and local beauty spots.

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

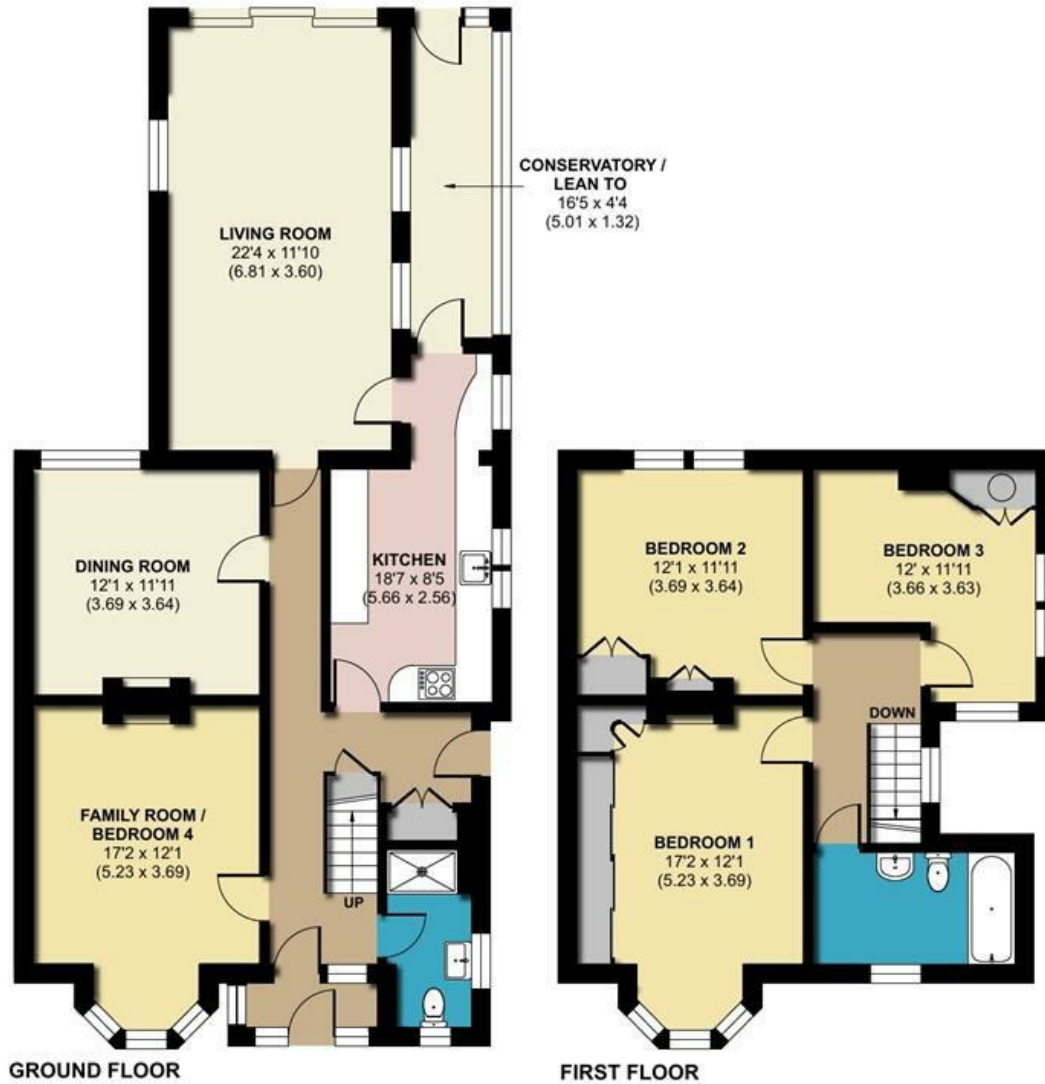




Sandhurst Road, Crowthorne

Approximate Area = 1709 sq ft / 158.7 sq m

For identification only - Not to scale



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Produced for Michael Hardy. REF: 1253659

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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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