



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

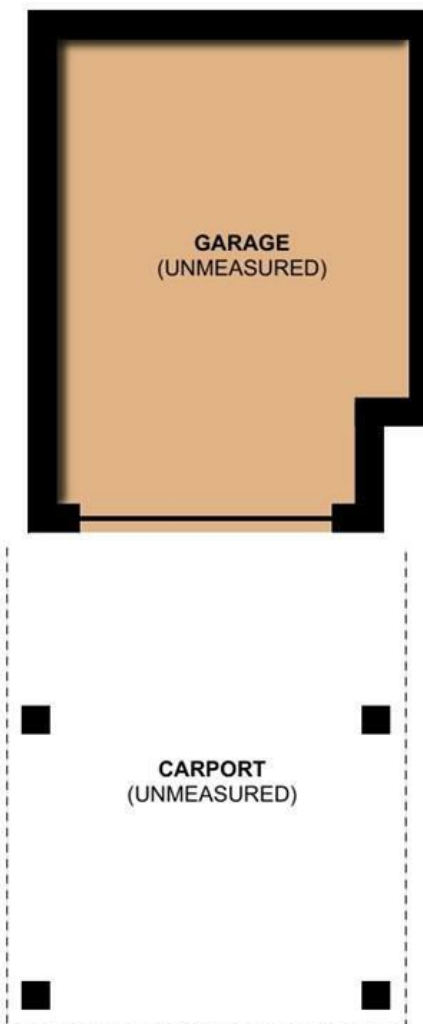
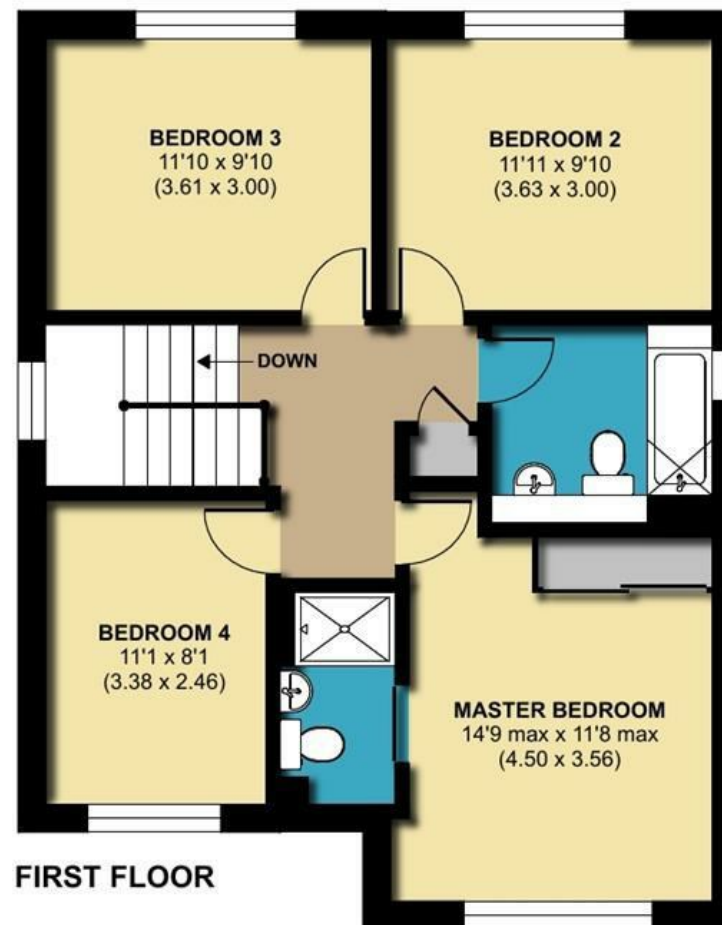
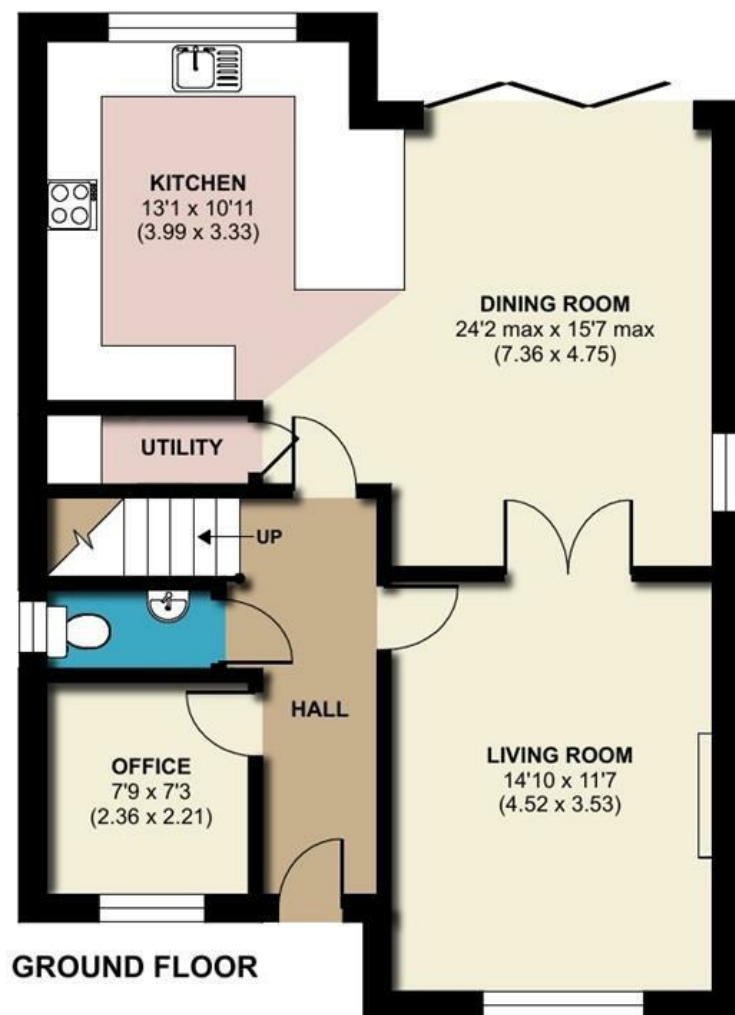
Treetops, Croft Road, Shinfield, Berkshire, RG2 9EX

£900,000
Freehold

Croft Road, Shinfield

Approximate Area = 1453 sq ft / 135 sq m (excludes detached garage)

For identification only - Not to scale





This beautifully presented detached four bedroom family home was built by William Donald Homes and has a huge specification and a South East facing garden. The property comprises entrance hall, study, cloakroom, large open plan kitchen/breakfast room with integrated appliances and bi folding doors out to the rear garden and a separate living room. To the first floor there are four double bedrooms, an en suite shower room to bedroom one, and a family bathroom. There is also a carport with a detached garage and driveway parking.

- Private gated development with remote key fob
- Hand painted shaker style kitchen units
- Underfloor heating on the ground floor
- Garage with a carport
- Parking for at least three cars

Situation

Situated along a quiet lane, Croft Road is an exclusive gated development of just four detached homes, created by luxury bespoke developer William Donald Homes, which are approached along a private driveway landscaped with an attractive planting scheme.

Outside

The front is open plan with driveway parking for three vehicles with the remainder laid out as lawn and mature shrubs. There is a single carport with a garage to the rear with electric roller door. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing.

Energy Performance Rating

B

Council Tax Band

F

Local Authority

Wokingham Borough Council

Additional Information

- Solid Oak veneered internal doors and bespoke hand finished staircase
- Bosch appliances
- Integrated appliances including a wine cooler
- Bathrooms are fitted with high quality Roca sanitaryware and porcelain tiles.



Residential Sales and Lettings

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Crowthorne Sales

28 Dukes Ride,

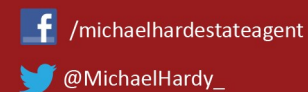
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N.B. Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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