

Forest Road | | Crowthorne | RG45 7EH

## Asking Price £535,000

Freehold

Waterfords
Residential Sales & Lettings

# Forest Road | Crowthorne | RG45 7EH

## Asking Price £535,000

WATERFORDS Nestled in the charming area of Forest Road, Crowthorne, this delightful character property offers a perfect blend of traditional features and modern living. The house boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a warm and inviting reception room, which serves as the heart of the home. The original fireplaces add a touch of historical charm, creating a cosy atmosphere that is perfect for relaxing or entertaining guests. The layout of the property is both practical and appealing, ensuring that every corner is utilised effectively.

The large garden is a standout feature, providing ample outdoor space for gardening enthusiasts, children to play, or simply enjoying the fresh air. This expansive area is perfect for summer barbecues or quiet evenings under the stars, making it a true sanctuary away from the hustle and bustle of daily life.

Situated in a sought-after location, this property benefits from the tranquillity of Crowthorne while remaining conveniently close to local amenities, schools, and transport links. This combination of character, space, and location makes this house a rare find in today's market.

In summary, this charming home on Forest Road is not just a property; it is a place where memories can be made. With its original features, spacious garden, and prime location, it presents an excellent opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this lovely house your new home.

- Character Property
- Long Garden
- Edgbarrow School Catchment
- 3 Bedrooms
- Highly Desirable Location
- Council Tax Band D

















## Description

Waterfords are delighted to present this charming and well-maintained three-bedroom semi-detached cottage.
Boasting a host of original character features, this property offers a unique and inviting living space.

Internally, the property features a spacious open-plan living and dining area, perfect for both relaxing and entertaining. This leads seamlessly into the well-sized kitchen, which is equipped with ample worktop space and integrated appliances. Double doors open out to the private, beautifully landscaped garden, ideal for outdoor enjoyment.

The garden is a true highlight, being both generously proportioned and thoughtfully maintained. It offers a patio area, perfect for al fresco dining, while the remainder is laid to lawn, in keeping with the property's period charm.

On the first floor, you'll find a comfortable double bedroom, a single bedroom, and a family bathroom. The top floor is home to another spacious double bedroom, offering a peaceful retreat with lovely views.

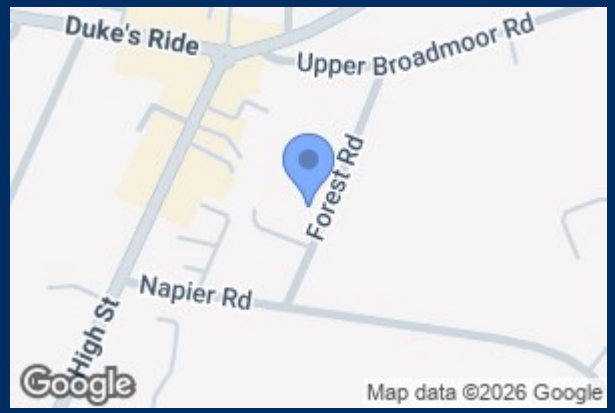
Externally, the property benefits from a private driveway.

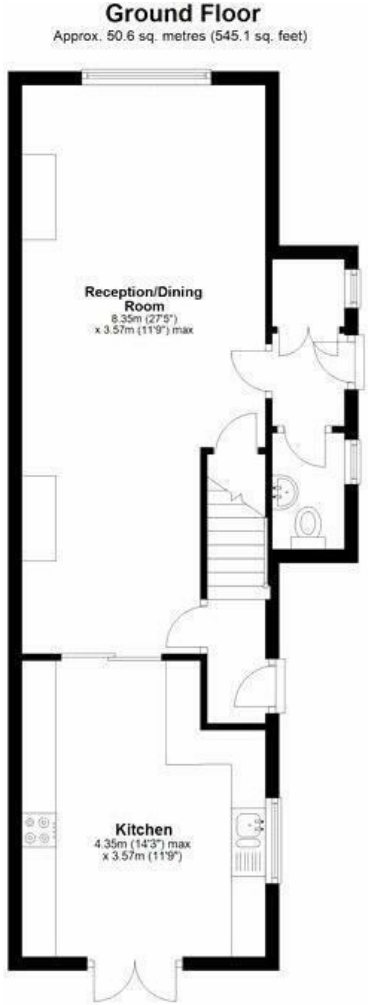
The property is perfectly located just a short walk from Crowthorne High Street, providing convenient access to local shops, restaurants, and amenities. It is also within the catchment area for some of the area's top schools, making it an excellent choice for families.

Viewings are highly recommended to fully appreciate the character and appeal of this delightful home.



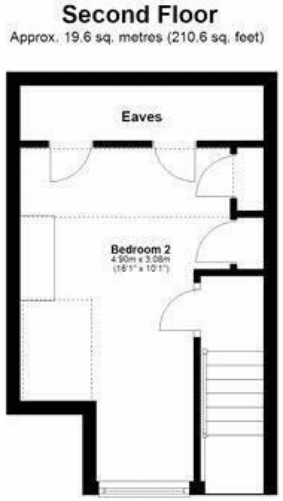




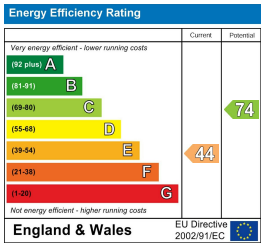







Total area: approx. 104.6 sq. metres (1126.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.




35 Plough Road
Yateley
Hampshire
GU46 7UW
01252 870222
yateley@waterfords.co.uk