



Wentworth Close, CROWTHORNE, Berkshire RG45 6UL

PRICE £400,000 Freehold

NO ONWARD CHAIN Jigsaw Estates are pleased to present to the market this beautifully presented semi detached property situated towards the end of a quiet cul-de-sac in the popular village of Crowthorne.

Accommodation comprises a large living space which opens onto the modern fitted kitchen with breakfast bar seating. The living room area has double doors leading to the rear garden. The entrance hall has stairs to the first floor landing where you will find the two generous bedrooms. The shower room has been re-fitted to a high standard. Further benefits include Upvc double glazing and gas central heating.

To the rear there is a well maintained and landscaped garden with patio and shingled seating area. To the front of the property there is a parking space directly in front of the house.

Heathlake Park is situated adjacent to the woodland of the Heathlake Nature Reserve and the East Berkshire Golf Course. The development is only a short distance from Crowthorne Railway Station and the High Street with its variety of shops and amenities and a short walk to the Tesco Express shopping parade.

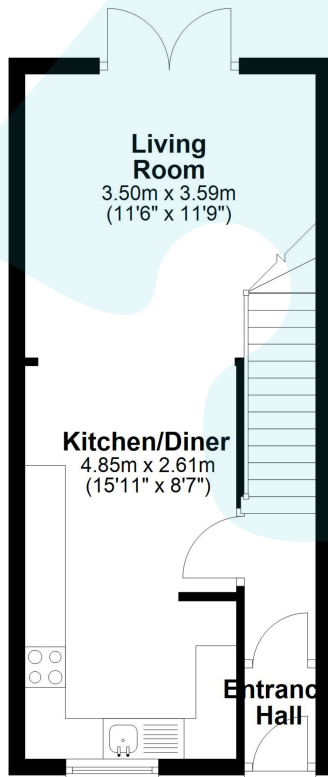
In our opinion this would make an ideal first time or investment purchase.



- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED
- MODERN FITTED KITCHEN
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- TWO BEDROOM SEMI DETACHED
- OPEN PLAN LIVING SPACE
- RE-FITTED SHOWER ROOM
- PARKING AREA TO FRONT

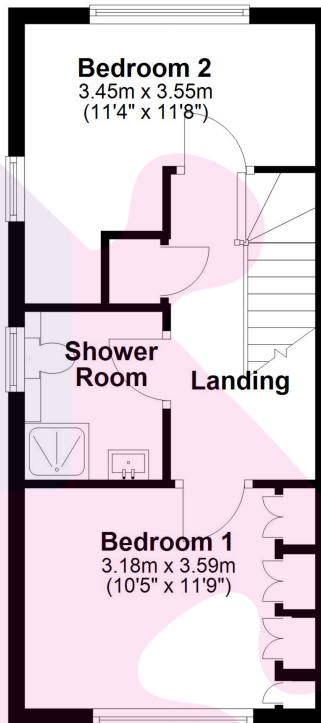
Ground Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



Total area: approx. 60.7 sq. metres (653.6 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan prodced by WWW.G-Whis.net
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

