

## 7, South Meadow Crowthorne RG45 7HJ



Where DO we start with this truly stunning family home!?! Having been sensibly extended and comprehensively refurbished to very high standards by the current owners in recent years, this spacious semi detached home now boasts c.1,844 sq feet of accommodation and has an excellent EPC rating of C. The welcoming reception hall leads to the living room which features a wood burner, further family room, and then to the centre piece of this home.... a c.29' x 17' ft kitchen / dining / family room with bi-folds to the west facing rear garden. A separate utility room and cloakroom complete the ground floor. Upstairs there are five bedrooms, three doubles and two singles, with a 5-piece bathroom and a shower room. Further features include double glazed windows, solid oak internal doors, Stelrad Concord radiators and Megaflow system. The low maintenance rear garden comprises patio areas with porcelain tiles, astro turf lawn and full width crafted gazebo for entertaining and privacy. The front offers block paved driveway parking for as many as 6 vehicles and a large single garage with electric garage door, with far reaching views over Broadmoor Farm Meadows and over to Wildmoor Heath. The property is c.3/4 of a mile to the High Street and Edgbarrow School with Wildmoor Heath School only a few hundred yards walk.


**£650,000 Freehold**

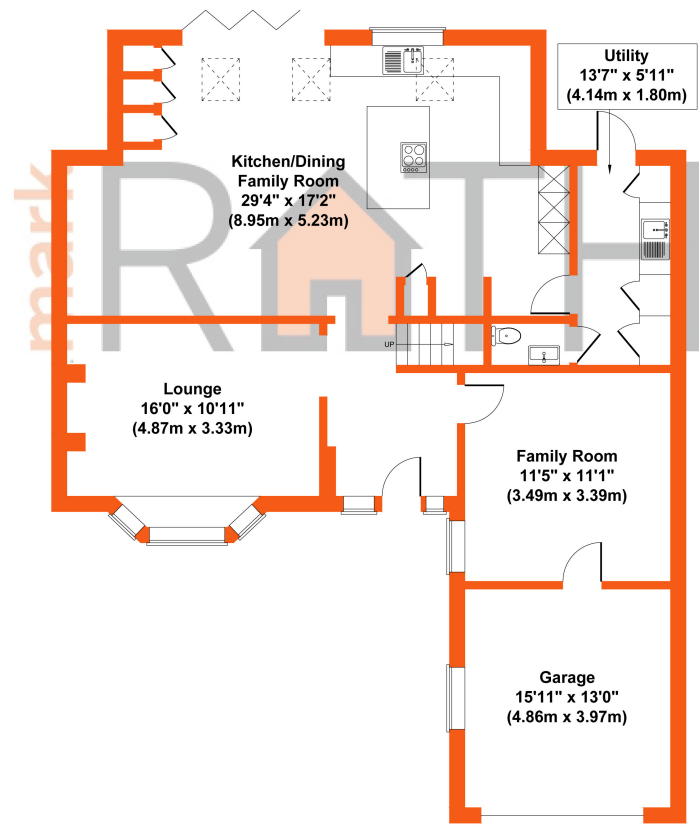
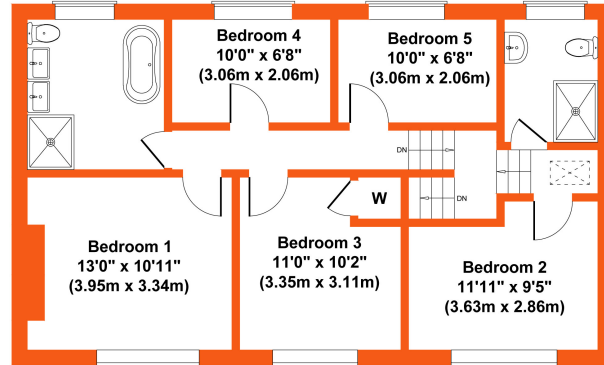








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

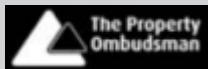


Approx. Gross Internal Floor Area 1836 sq. ft. (170.6 sq. m.) (Exclude Garage)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by The Plan Portal 2024



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.