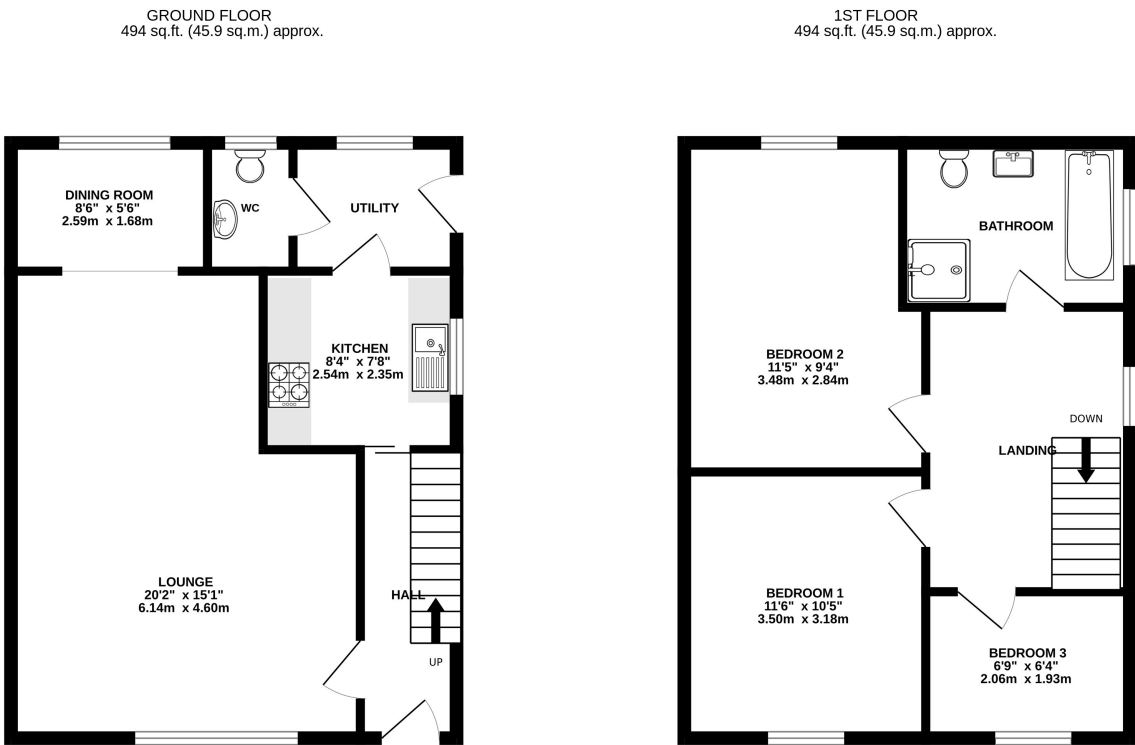


78 Hatch Ride

Berkshire, Crowthorne. RG45 6LB



TOTAL FLOOR AREA : 989 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

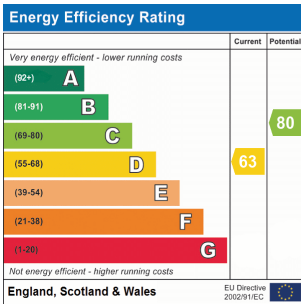
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£435,000 Freehold



- Semi-Detached House
 - Garage To Rear
 - Three Bedrooms
 - Lawned Front Garden
 - No Onward Chain
- In Need of Modernisation
 - Cul de sac location
 - Front Driveway parking
 - Double Glazing
 - Near Hatch Ride School



These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

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The Property

A three bedroom semi-detached family home in need of modernisation and offered to the market for the first time in over 20 years with no onward chain. The property is within walking distance of Hatch Ride Primary school and the accommodation comprises entrance hall, lounge, kitchen, utility room, three bedrooms and family bathroom. The property benefits from a generous rear garden with gated access to a garage in block, plus two parking spaces in front of the garage and a front driveway with off road parking for one car. Features also include double glazing, gas central heating and a well tendered and mature front garden.

EPC: D Council Tax Band D: £2,263.00 per annum (2024/25)

Location:

Hatch Ride is a popular location in Crowthorne and this home sits in a quiet cul de sac just off of the main road. It's renowned for the Hatch Ride Primary School further down the road which is just a couple of minutes walk from this house. It also sits within many of Crowthorne's other popular school catchments. If you're looking for some open green space locally then the likes of Bigshotte Park and Buckler's Forest are only a few minutes walk away. You also have the parade of shops on Greenwood Road which is only a 10 minute walk from the house but further on from that is Crowthorne High Street with plenty of independent businesses and two supermarkets to chose from. You also have some fantastic transport links into London, not only with Crowthorne's train station but also easy access onto the A329, M3 and M4 from here.