



4 South Meadow, CROWTHORNE, Berkshire RG45 7HJ

£425,000 Freehold

JIGSAW ESTATES are delighted to bring to the market this well presented home, set on an elevated cul-de-sac with views to the rear over Wildmoor Heath Nature Reserve. The location is conveniently located within walking distance of Crowthorne village, local schools and Wildmoor Heath Nature reserve, which is perfect for dog walking, running alike.

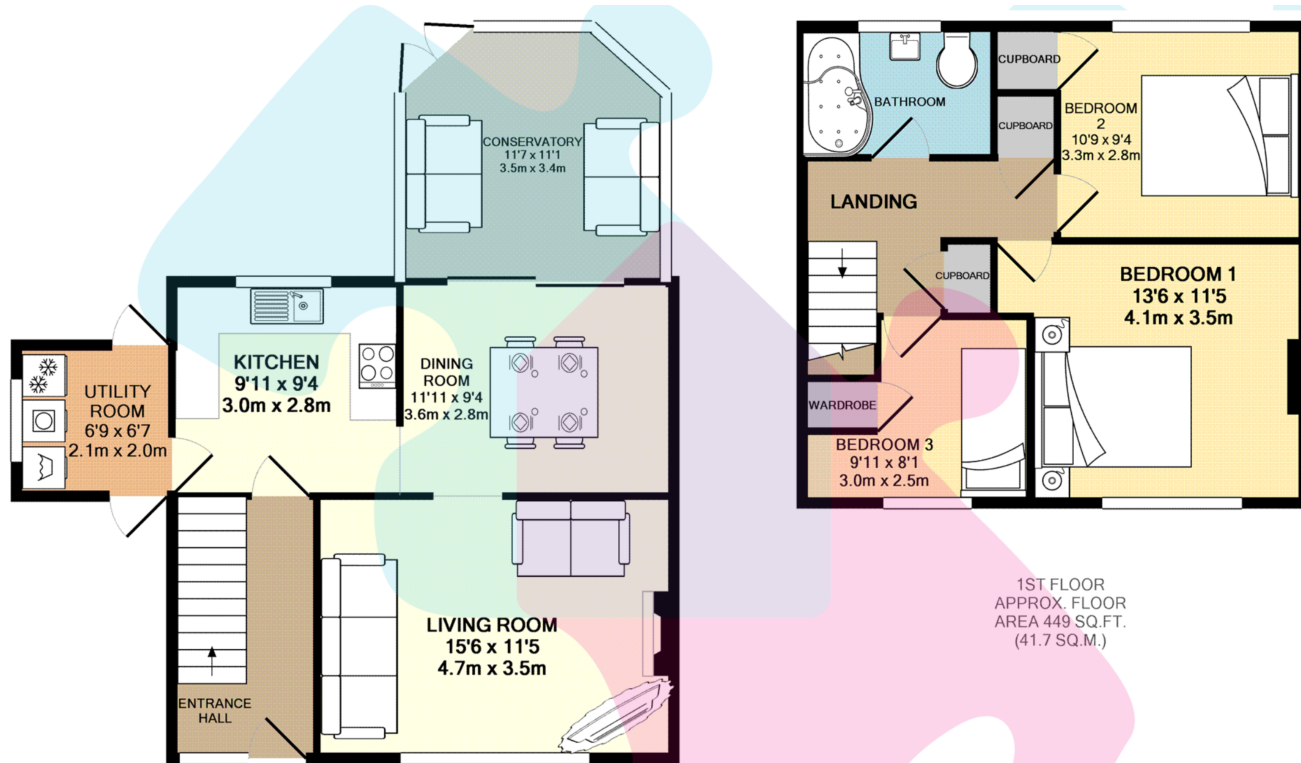
Ground floor comprises; spacious entrance hall, kitchen with utility room next door, dining room, large living room with feature fireplace and conservatory. Upstairs there are three generous bedrooms, (two doubles and a single) and a modern bathroom.

Outside to the rear is private and secluded garden with far reaching views over Wildmoor Heath Nature Reserve. The garden is mainly laid to lawn and has a designated patio entertaining area situated towards the rear of the garden.

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed



- SECLUDED REAR GARDEN WITH VIEWS OVER HEATHLANDS
- THREE RECEPTION ROOMS
- COUNCIL TAX BAND = C
- ADJACENT TO WILDMOOR HEATH NATURE RESERVE
- KITCHEN WITH SEPARATE UTILITY ROOM



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	69	
(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	

