



30 MERRYMAN DRIVE, CROWTHORNE, BERKSHIRE, RG45 6TW
£614,500 FREEHOLD

**HIGHLY SOUGHT AFTER 3 BEDROOM DETACHED HOME ON THE HEATH
LAKE PARK DEVELOPMENT WITH DELIGHTFUL WOODLAND WALKS ON
YOUR DOORSTEP**



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DESCRIPTION:

This inviting detached property, nestled within the highly sought after Heath Lake Park development, offers convenient access to delightful woodland walks and popular local schools, including Edgbarrow. The current owners have undertaken numerous improvements, resulting in a beautifully presented living space. The home features a comfortable living room, complete with a warming log burner and doors that open out to the thoughtfully redesigned rear garden. The heart of the home is a refitted kitchen/dining room, equipped with built-in appliances, perfect for everyday living and entertaining. Upstairs, there are three bedrooms, with bedroom one benefiting from a refitted ensuite, alongside an additional bathroom. Outside, the property boasts a longer than average single garage with direct access to the garden and driveway parking. The private garden provides a serene outdoor space and has been thoughtfully landscaped.

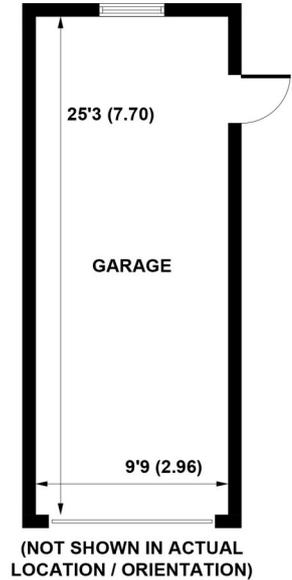
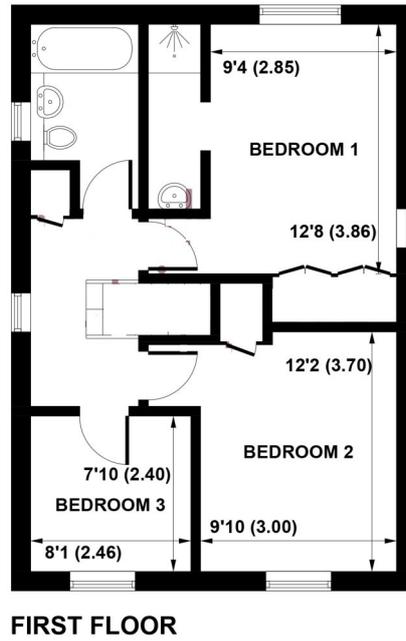
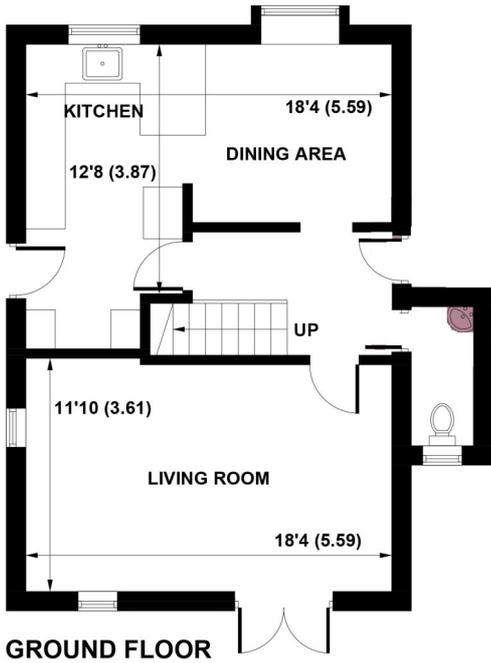
AT A GLANCE

- 3 bedroom detached family home
- Modern kitchen and bathrooms
- Livingroom with feature log burning stove
- Garage and Parking
- Private garden
- Council tax band E Wokingham
- Ultrafast broadband 1000 Mbps
- Mobile coverage EE, Vodafone and O2
- Satellite/Fibre TV available with BT, Sky & Virgin



Merryman Drive, Crowthorne

Approximate Gross Internal Area = 97.8 sq m / 1053 sq ft
 Garage = 22.7 sq m / 244 sq ft
 Total = 120.5 sq m / 1297 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1272772)
 Produced by BlueSky Estate Agency Services on behalf of Frank Schippers

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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