



1 The Crescent,
Crazies Hill, Reading, RG10 8LW
£875,000



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The Crescent, Crazies Hill

Wentworth Estate Agents have pleasure in offering to the market a SEMI-DETACHED HOUSE with a LARGE GARDEN within a picturesque village of Crazies Hill. Surrounded by beautiful countryside, fabulous walks, wooded areas, a public house and village primary school.

Ground floor accommodation comprises of good size entrance hall, study, 24ft living room with log burner, through to the stunning kitchen / dining room with vaulted ceilings and bi fold doors looking into the garden, the kitchen benefits with plenty of light, eye and base level units, integrated dishwasher and range master with space for an 8 seater table. Through to the cloakroom and utility room and access to the side of the house.

First floor accommodation comprises of master bedroom with floor to ceiling fitted wardrobes, a further double bedroom with fitted storage, single bedroom and family bathroom with shower, WC, bidet and wash hand basin.

Further benefits include under floor heating on the ground floor, blocked paved driveway with ample parking, large laid to lawn garden, patio area, high speed broadband with Gigaclear, gas central heating, wooden double glazed windows, up-dated throughout by the current owners, and surrounded by beautiful countryside.

The property is close to Wargrave village with coffee shops, barbers and train station serving Twyford and Henley-on-Thames. Twyford is 3.7 miles with Waitrose, Tesco Express and a mainline station serving Reading and London Paddington (Cross Rail due soon). Maidenhead is 7.5 miles away, with many shops and mainline station.

The property also benefits potential to extend in the loft (STPP) and plenty of space on the side of the house for a garage (STPP).

Viewings advised to appreciate the house and the surroundings of Crazies Hill village.

EPC - C



Entrance Hall

Good size entrance hall with stone flooring and under floor heating, plenty of space for a bench, coats and shoes.

Study

At the front of the property, a lovely light room with under floor heating. Sliding door to laundry area and storage.

Living room

A lovely 24ft living room with wooden flooring and under floor heating, log burner and access to the conservatory and kitchen / dining room.

Conservatory

Access from the living room with electric under floor heating, an ideal room to sit and appreciate the stunning garden with access to the garden.

Kitchen / Dining room

A stunning extended kitchen with plenty of light benefitting with a vaulted ceiling, velux windows, plenty of eye and base level units, integrated dishwasher, range master cooker and a breakfast bar area, with space for two stools. The room benefits with under floor heating and bi fold doors opening into the garden and patio area.

Utility room

Accessed from the kitchen, with an additional oven, work top space and plenty of storage.

Cloakroom

Accessed from the kitchen, with WC and wash hand basin.

Master Bedroom

At the rear of the house with floor to ceiling fitted wardrobes and wooden flooring.

Bedroom 2

At the rear of the property a further double bedroom with fitted storage and wooden flooring

Bedroom 3

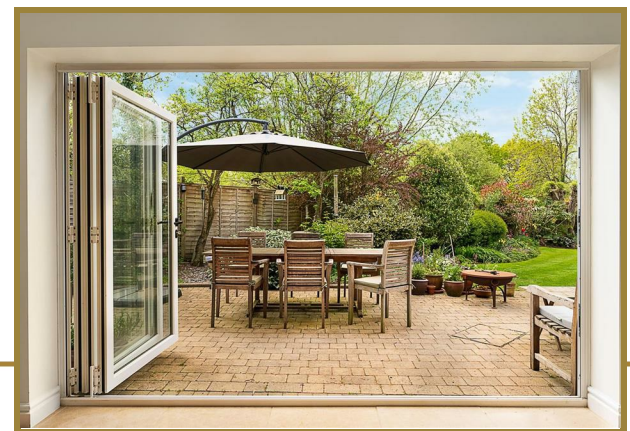
At the front of the property, a good size single bedroom with storage and wooden flooring.

Family Bathroom

A refurbished bathroom with shower, wash hand basin with storage under, WC and bidet.

Garden

An absolutely breath taking garden, laid to lawn with plenty of shrubbery and trees, patio area at the top and stunning views at the end of the garden overlooking fields. The garden also benefits with a vegetable patch, green house, log store and shed.



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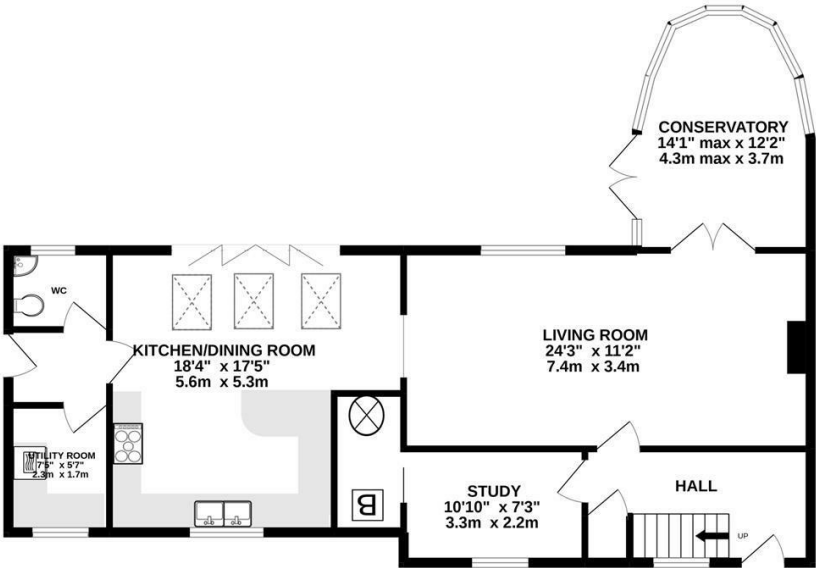
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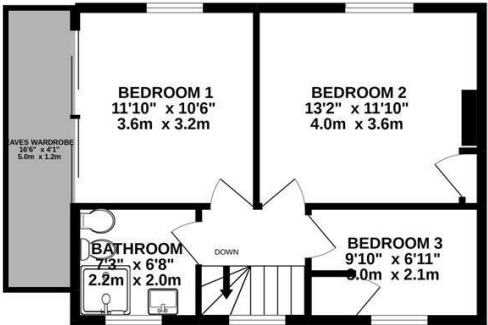
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1485sq.ft. (138.0 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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The Estate Agent People Recommend



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.