



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

43, Dukes Wood, Crowthorne, Berkshire, RG45 6NF

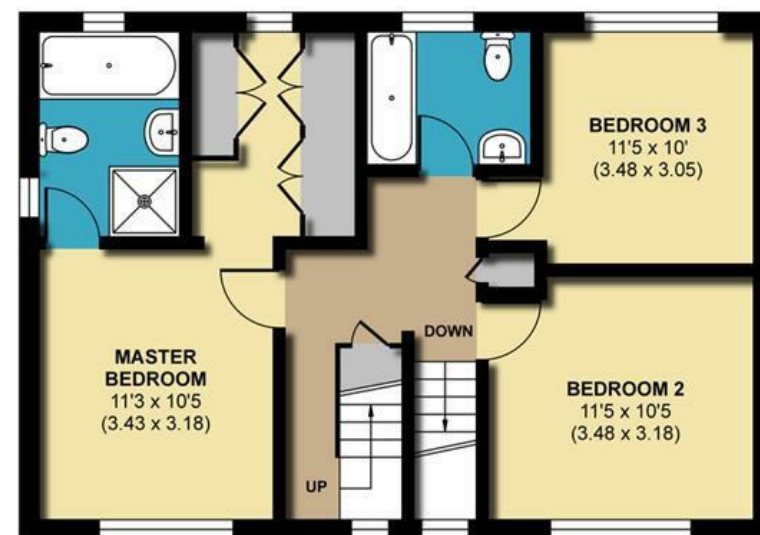
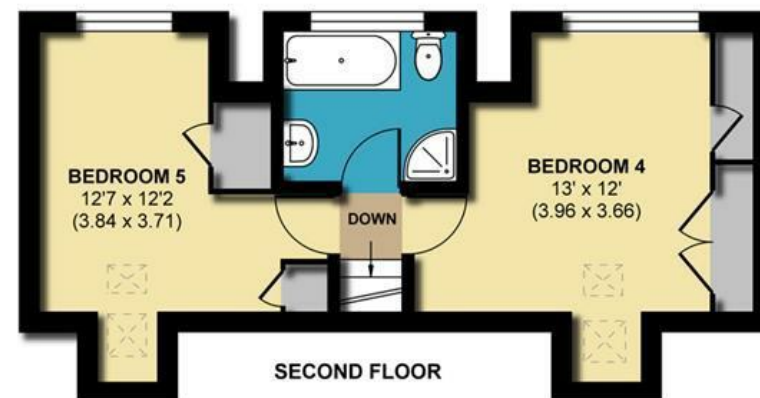
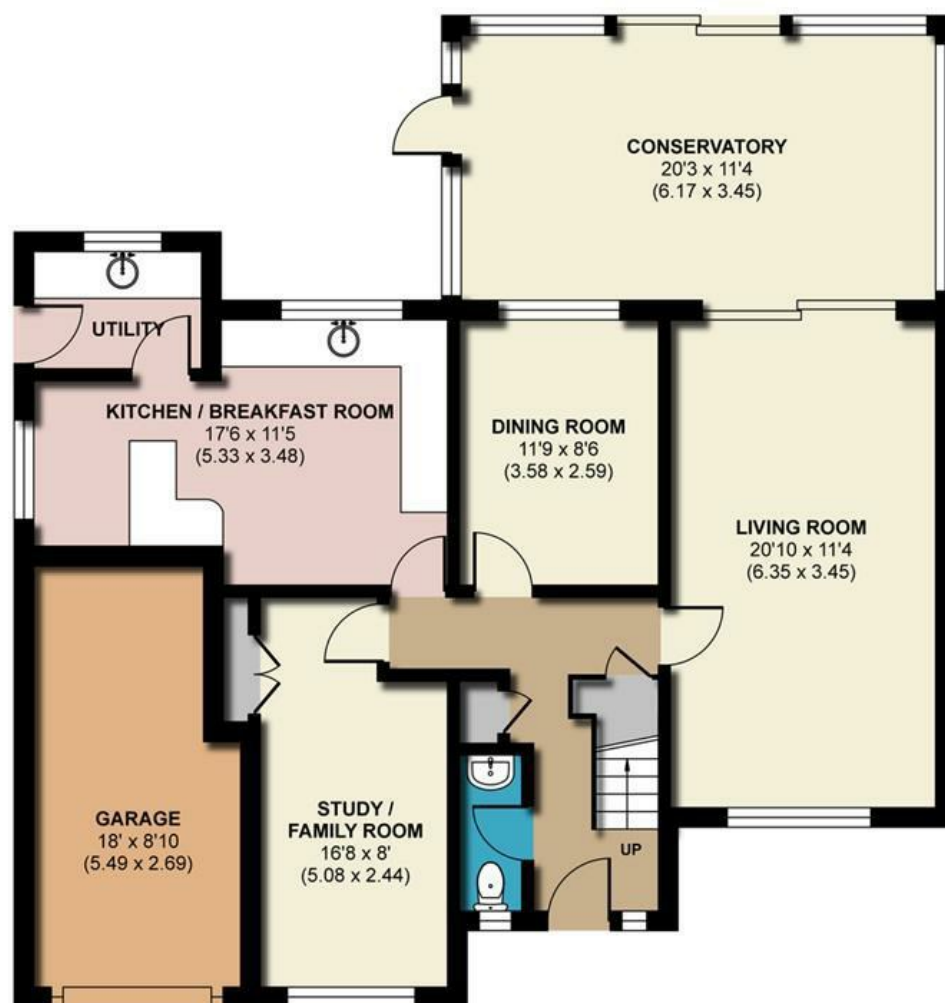
£795,000
Freehold

Dukes Wood, Crowthorne

Approximate Area = 2220 sq ft / 206 sq m (includes attached garage)

For identification only - Not to scale

Denotes restricted
head height





Located in a desirable setting in a quiet cul-de-sac off one of Crowthorne's most prestigious roads, a spacious detached family home which has been extended to provide five bedrooms with accommodation over three floors. Located within a short walk to the village centre and local schools, accommodation comprises as follows; entrance hallway, cloakroom, study/family room, a lovely modern refitted kitchen breakfast room, separate utility, dining room and a dual aspect living room with patio doors to the conservatory. On the first floor there is a sizeable master bedroom with dressing area and four piece ensuite, two further bedrooms and a family bathroom. The loft has been professionally converted to comprises two spacious double bedrooms (or potentially home offices) with the added benefit of a four piece bathroom. Further features include a single garage, ample driveway parking and a secluded west facing garden.

- Gas radiator heating and double glazed windows
- 2220 sq ft of accommodation
- Prestigious location

Situation

Dukes Wood is a sought after location just off Wiltshire Avenue and about 400 metres to the village High Street with its variety of shops, amenities and eateries. Good local schools are within easy access, subject to catchment areas. Local woodland walk are also easily accessible.

Outside

To the front is a single garage with the benefit of driveway parking for up to four vehicles. The secluded west facing rear garden comprises a patio area with the remainder laid to lawn with a wooden deck area to the corner with a pergola. There is a timber built shed and a further side timber build store, the garden is fully enclosed with side access.

Energy Performance Rating

C

Council Tax Band

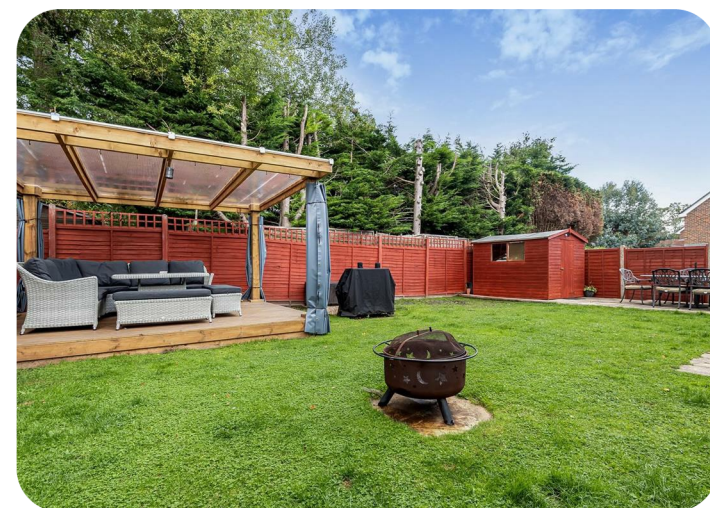
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Local Authority

Wokingham Borough Council

Directions

From our Crowthorne office turn right onto Dukes Ride and after about 400 metres turn right into Wiltshire Avenue. Take the first right into Dukes Wood and as the road bends sharply to the left bear right onto a continuation of Dukes Wood. The property will be found towards the end of the road on your left hand side.



Residential Sales and Lettings

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Wokingham, Berkshire

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Tel: 01344 779 999

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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.

N.B. Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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