

Michael Hardy
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RESIDENTIAL ESTATE AGENTS

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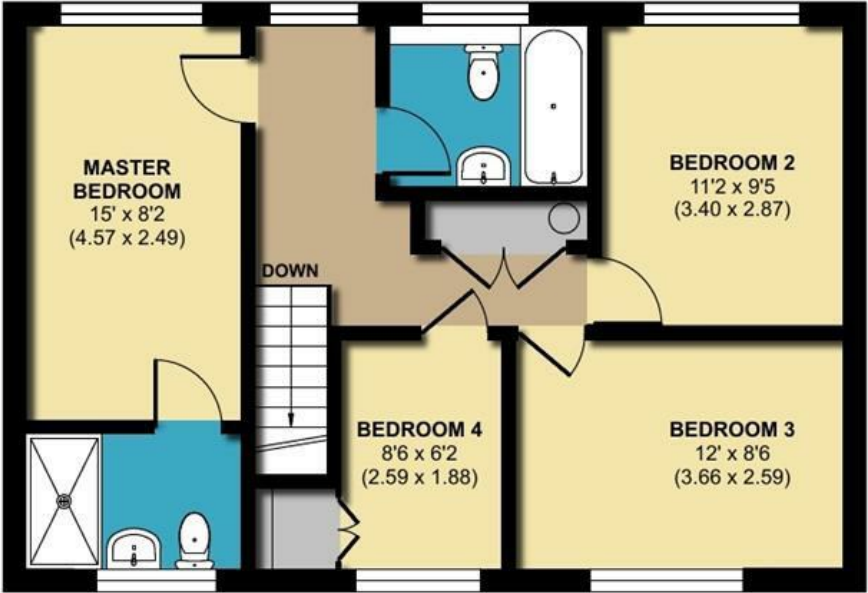
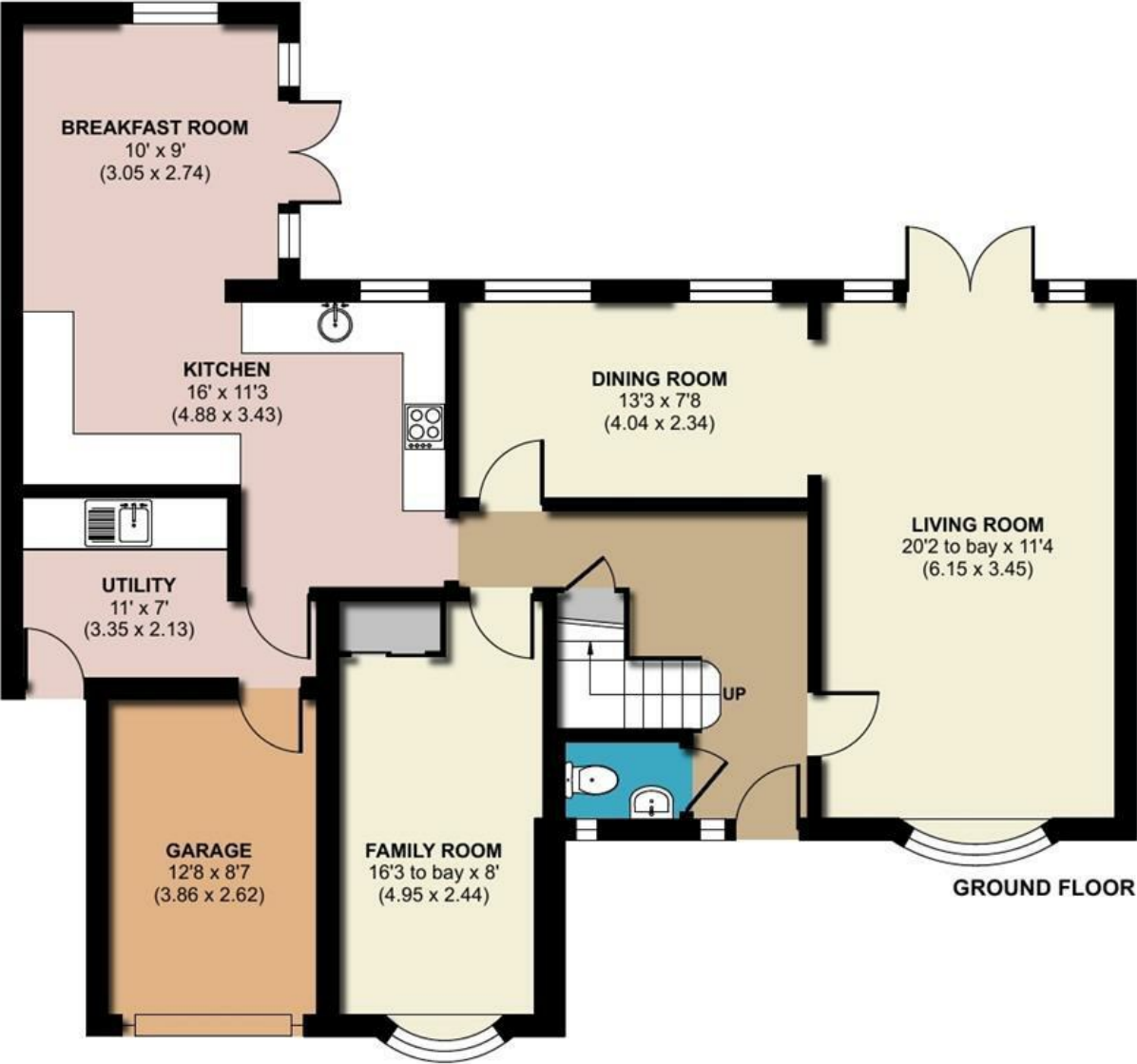
30, Dukes Wood, Crowthorne, Berkshire, RG45 6NF

£835,000
Freehold

Dukes Wood, Crowthorne

Approximate Area = 1683 sq ft / 156.3 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Michael Hardy. REF: 1081879



Presented in immaculate order throughout, a stunning four bedroom detached home which has been sympathetically extended and is within a short walk of the village centre. Accommodation comprises an entrance hallway, a refitted cloakroom, a spacious living room, dining room, a beautiful updated kitchen with quartz worktops which is open plan to a breakfast room, a utility and a playroom/study. Upstairs you will find a master bedroom with fitted wardrobe units and a stunning ensuite shower room. There are three further bedrooms and a lovely updated family bathroom. Outside you will find a landscaped rear garden and to the front ample driveway parking leading to the single garage.

- Gas radiator heating and uPVC double glazed windows
- Short walk to village centre
- Excellent order throughout

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 walks are also easily accessible.

Outside

To the front is ample driveway parking leading to the single garage with light and power. The rear garden has been landscaped to include twin patios and an artificial lawn for easy maintenance. The garden is fully panel fence enclosed with side access.

Energy Performance Rating

D

Council Tax Band

F (Subject to change)

Local Authority

Wokingham Borough Council

Directions

From our Crowthorne office turn right onto Dukes Ride and then take the first turn right into Wiltshire Avenue. Take the first right into Dukes Wood. The property will be found on the right hand side just before the road bends sharply to the left.



Residential Sales and Lettings

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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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