



**30, The Avenue, Crowthorne,  
Berkshire, RG45 6PG**

**£1,050,000 Freehold**





Offered to the market with no onward chain, and located in one of Crowthorne's most desirable roads, a spacious detached residence offering just over 3,000 sq. ft. of accommodation. The property benefits from a sizeable 'in and out' driveway leading to the single garage and a mature east facing rear garden. Accommodation comprises an entrance hallway, cloakroom, living room, 17' dining room, family room, kitchen, utility and a 25' x 18' orangery which is used as a cinema/tv room. Upstairs, you will find four double bedrooms all with fitted wardrobes and an ensuite shower room to the master bedroom, and a separate family bathroom. An alternate tread staircase off the landing leads to the 25' loft room.

The front of the property sits behind ornate metal railing with twin five bar gates providing access to the 'in and out' gravel driveway and single garage. The mature east facing rear garden comprises side access, a sizeable patio with the remainder laid to lawn with a vast array of mature shrub and flower borders. There is a nature pond, an open front timber built store and a wood cabin to the rear of the garden.

Located about half of a mile to the village High Street on The Avenue, which is regarded as one of Crowthorne's most desirable roads, an avenue made up of a variety of individual properties on mature good size plots. Good local schools at all levels are all within reasonable distance (subject to catchment areas).

- Over 3,000 sq. ft of accommodation
- Ample driveway parking
- Desirable location
- Versatile accommodation
- Beautiful mature rear garden
- Short walk to village centre and local schools







## MATERIAL INFORMATION

### Part A

Council Tax Band: G (Subject to change)

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

### Part B

Property construction – Standard form

### Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Broadband connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 16 Mbps

– Highest available upload speed: 1 Mbps

Superfast - (FTTC) - Highest available download speed: 66 Mbps - Highest

available upload speed: 14 Mbps

Ultrafast – (FTTP) - Highest available download speed: 1,000 Mbps -

Highest available upload speed: 50 Mbps

Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site <https://checker.ofcom.org.uk>

### Part C

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

### Flooding

We understand the flood risk summary for the area around the property is considered Very low and for surface water flooding and Very low risk from rivers and seas, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

### Planning

The property has undergone a two storey side and front extension, however the plans are not available on the online portal as the extension is pre 1998. The property has a loft conversion which is yet to receive building control sign off.

Digital records on Wokingham Borough Council planning department are from 1998 to the present day. Any planning documents prior to this date are kept on Microfiche at Wokingham Borough Council offices. <https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>

### Parking

There is driveway parking available at the property.

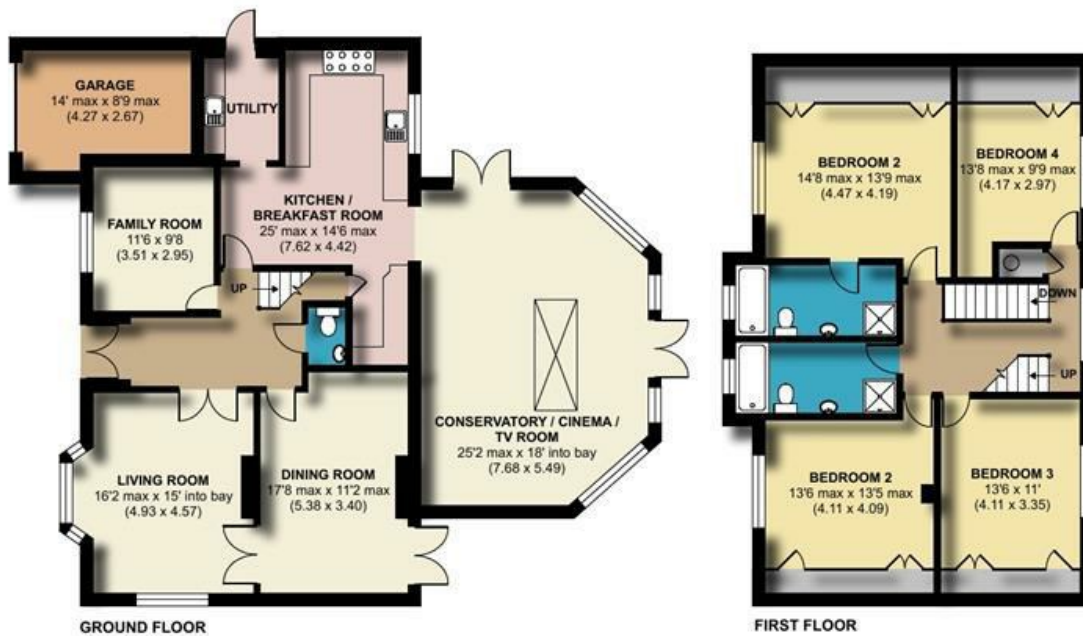
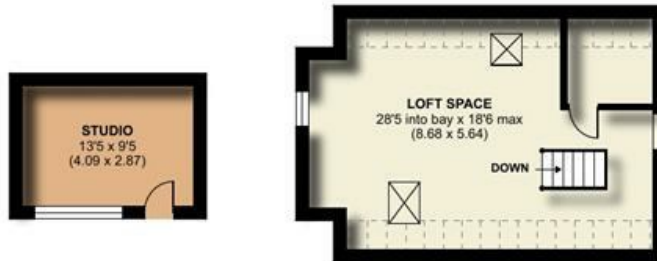


# The Avenue, Crowthorne

Approximate Area = 3080 sq ft / 286.1 sq m  
 Outbuilding = 132 sq ft / 12.3 sq m  
 Limited Use Area(s) = 111 sq ft / 10.3 sq m  
 Total = 3323 sq ft / 308.7 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1136149

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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, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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