



29, Pinewood Avenue
Crowthorne
Berkshire, RG45 6RR

£495,000 Freehold



Offered to the market with no onward chain, a delightful two bedroom character cottage which has been sympathetically extended to provide open plan living to the rear and is within a short walk to the village centre. Accommodation comprises a living room with bay window and log burner, a separate dining room and a spacious open plan kitchen/breakfast area with a fitted kitchen and bifold doors opening to the rear garden. To the first floor you will find a spacious double bedroom with fitted furniture, a guest bedroom and a modern four-piece bathroom suite with roll top bath and a sizeable storage closet. Stairs lead to the spacious loft room which benefits from a recently replaced Velux style window.

- Vacant possession
- uPVC double glazing and bi-fold doors
- Spacious open plan kitchen
- Character home
- Wood burner in living room
- Driveway parking and outbuilding

Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: E

Outside, you will find a gravel driveway for two vehicles with gated side access leading to the converted garage which has been divided into a study/studio area and a utility. The rear garden offers a good degree of privacy with a shingled area leading to a patio with the remainder laid to lawn, two mature fruit trees and a well stocked flower and shrub borders. There is a further gravel area to the rear with an arch leading to an area which accommodates a timber shed.

Pinewood Avenue is located within a short stroll of Crowthorne High Street, with its range of shops and eateries, and has an attractive mix of properties including semi and detached homes, chalets and houses, some of which date back as far as the turn of the last century. Local beauty spots include the Heathlake Nature Reserve, Bucklers Forest, Devils Highway walkway and Swinley Forest cycle trails and the Wildmoor Heath Nature Reserve.





Pinewood Avenue, Crowthorne

Approximate Area = 1084 sq ft / 100.7 sq m

Limited Use Area(s) = 53 sq ft / 4.9 sq m

Annexe = 149 sq ft / 13.8 sq m

Total = 1286 sq ft / 119.4 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). © ncthem 2024. Produced for Michael Hardy. REF: 1191821

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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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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