



**19, The Chase
Crowthorne
Berkshire, RG45 6HT**

£625,000 Freehold



Located in the favoured area of Edgcumbe Park, a superbly presented three bedroom Renway home to the 'cube design' which occupies a larger than average plot compared to other properties of a similar design. The desirable home has scope for extension (STPP) and is offered to the market with no onward chain and has just been fully redecorated throughout. The well kept accommodation comprises an entrance hallway, cloakroom, fitted kitchen, a living room and separate dining room which both benefit from beautifully polished parquet flooring. Upstairs you will find three well proportioned bedrooms (all with fitted wardrobes), two of which are generous doubles and the third being a sizeable single. In addition to the first floor is a spacious family bathroom.

- Vacant possession
- Three spacious bedrooms with fitted wardrobes
- Garage with front and rear up and over doors
- Recently redecorated throughout
- Extra storage with fully boarded & insulated loft
- Extra wide plot

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: TBC

The property sits well back from the road providing ample driveway parking which leads to the car port and single garage with front and rear up and over doors, light and power. The remainder of the frontage is mainly laid to lawn with the extra wide plot extending to the left of the house and providing easy access leading to the rear of the property. The rear south east facing garden is generous in size and benefits from a patio with the remainder laid to lawn.

The Chase is located on Edgcumbe park which is a popular award winning development of apartments, chalets and houses constructed by Renway homes in the late 1950', 1960's and 1970's. The estate is equidistant to Crowthorne village and the railway station and abuts East Berkshire golf course to the north west. The property is ideally located within a short walk of the desirable Edgbarrow Secondary School and an infant/junior school. Transportation links are also great with the A329(M), M3 and M4 motorways all within easy reach, likewise, Heathrow and Gatwick are both easily accessible.

For recreation, there are a number of wooded area such as the Crown Estate owned Swinley Forest, which are ideal for walkers and cyclist alike. The Coral Reef water park, Wellington Gym and are all on the door step. Crowthorne High Street also benefits from two public houses, various eateries, hairdressers and other independently owned businesses.

If you are looking for an immaculate home with further scope, booking a viewing is highly recommended.





The Chase, Crowthorne

Approximate Area = 1069 sq ft / 99.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1229508

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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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