



85, Old Wokingham Road
Crowthorne
Berkshire, RG45 6LJ

Asking Price £625,000 Freehold



Beautifully presented throughout, and having undergone numerous improvements by the current owners, a delightfully chalet style bungalow situated in a desirable non estate setting. The well-kept accommodation comprises an entrance hallway, bedroom three/reception room with fitted wardrobes, a modern fully tiled bathroom, a stunning refitted kitchen/breakfast room with breakfast bar and utility area and a spacious living/dining room which leads to the bright and airy conservatory. Upstairs there is a master bedroom with twin double fitted wardrobes a lovely refitted shower room, there is also a guest bedroom with eaves storage.

- Desirable non estate setting
- Delightful updated kitchen/breakfast room
- Stunning ensuite to master
- Beautifully presented
- Modern ground floor bathroom
- Extra width garage and driveway parking

Outside, a five bar gate opens to the block pave and gravel driveway with flower beds under the windows. The drive then narrows extending down the side of the proper to the extra width garage which benefits from light and power and provides a fantastic storage space. The fully enclosed rear garden comprises a sizeable patio and well stocked mature tree and shrubs with the remainder laid to lawn.

This rarely available chalet bungalow is located within reasonable walking distance from Crowthorne village and is also well placed for schools at all education levels. Old Wokingham Road has a pleasant mix of properties some of which date back as far as the turn of the last century. Also nearby are many noteworthy landmarks and beauty spots which include the National Trust 'Ridges', Wellington College, Heathlake Park with its pleasant woodland walks around the Heath Lake, the Devil's Highway walkway and Wildmoor Heath Nature Reserve which is ideal for walkers and cyclists alike and the recently constructed Bucklers Park Nature Reserve.

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





Old Wokingham Road, Crowthorne

Approximate Area = 1284 sq ft / 119.2 sq m (excludes detached garage / void)

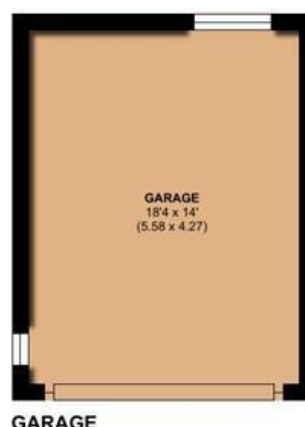
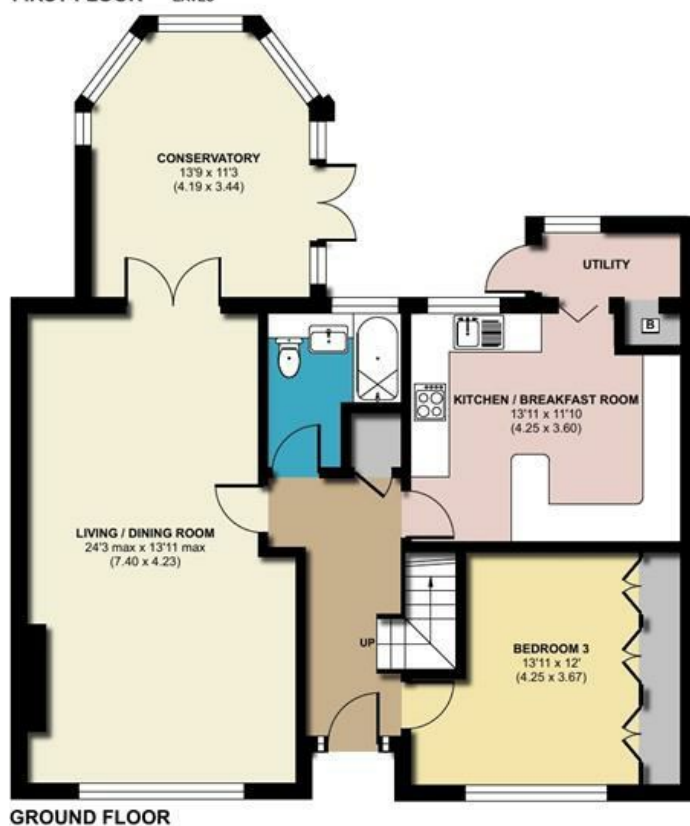
Limited Use Area(s) = 110 sq ft / 10.2sq m

Total = 1284 sq ft / 129.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1257409

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

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

M Hardy
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

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

Ref: 18280419 | Folio: C5889 | 14th March 2025