



42, Dukes Wood  
Crowthorne  
Berkshire, RG45 6NF

**£800,000 Freehold**





Located in a highly sought after road, just off the prestigious Wiltshire Avenue, an immaculately presented detached home which has been meticulously maintained by the current owners. The desirable and high-quality accommodation comprises an entrance hallway with bespoke understairs storage, a lovely refitted cloakroom, a bright and airy dual aspect living room with contemporary log burner and patio doors to the garden, a music/study room, and a beautiful open plan high specification kitchen/dining room with integrated appliances, black quartz worktops and patio doors to the garden. Upstairs you will find a spacious master bedroom with a delightful ensuite shower room, a sizeable guest bedroom with built in desk, two further bedrooms and a beautiful, refitted family bathroom.

- Desirable location
- Beautiful open plan kitchen/dining room
- Stylish family bathroom & modern ensuite
- Immaculately presented inside and out
- Spacious lounge with wood burner
- Garage & driveway parking

To the front of the property is a well-manicured lawn with a light grey block paved pathway to the front door and matching paved driveway leading to the one half width garage which benefits from light, power and a courtesy door into the kitchen. The secluded and fully enclosed east facing rear garden benefits from a sizeable patio which steps up to a delightful summer house with light and power and a separate further patio with wooden pergola. The remainder of the garden is mainly laid to lawn and benefits from gated side access and a small timber store.

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.

Viewings come highly recommended.

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









## Dukes Wood, Crowthorne

Approximate Area = 1660 sq ft / 154.2 sq m (includes attached garage)

Outbuilding = 86 sq ft / 7.9 sq m

Total = 1746 sq ft / 162.1 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). © nichcom 2025. Produced for Michael Hardy. REF: 1264483

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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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