



21, The Avenue
Crowthorne
Berkshire, RG45 6PB

OIEO £1,100,000 Freehold



Located in the highly desirable 'The Avenue' and offered to the market in immaculate condition inside and out, an extended detached family home which offers just under 2,500 sq. ft. of living accommodation. Ideally located within a short walk of the village centre, the versatile accommodation comprises an entrance hallway, a stylish modern cloakroom, study, family room with sliding doors to the garden, a living room with bifold doors to the garden with glazed double doors to the dining room which is open plan to the high specification kitchen/breakfast room with Siemens appliances. There is a sizeable separate utility room benefiting from a stable door to the garden and courtesy door to the garage. Upstairs, the bright spacious landing provides access to all the bedrooms which include a delightful master bedroom with walk in dressing room and ensuite bathroom. The well proportioned guest bedroom also benefits from ensuite facilities and there are two further double bedrooms, both with fitted wardrobes.

- Sought after location
- High specification modern Kitchen/breakfast room
- Bifold doors to living room
- 2,470 sq. ft. of living accommodation
- Master bedroom with dressing area
- Two ensuite and family shower room

Outside, the property is accessed by twin five bar gates leading to the sizeable gravel drive, double garage with light and power and a covered entrance porch. A side gate opens to the westerly aspect, fully enclosed rear garden which comprises a patio area with twin seating areas to the rear and a recessed BBQ area. To the rear is mature foliage with a timber built summerhouse and patio.

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

If you are after a premier location and a beautifully presented home, this could be the property for you

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





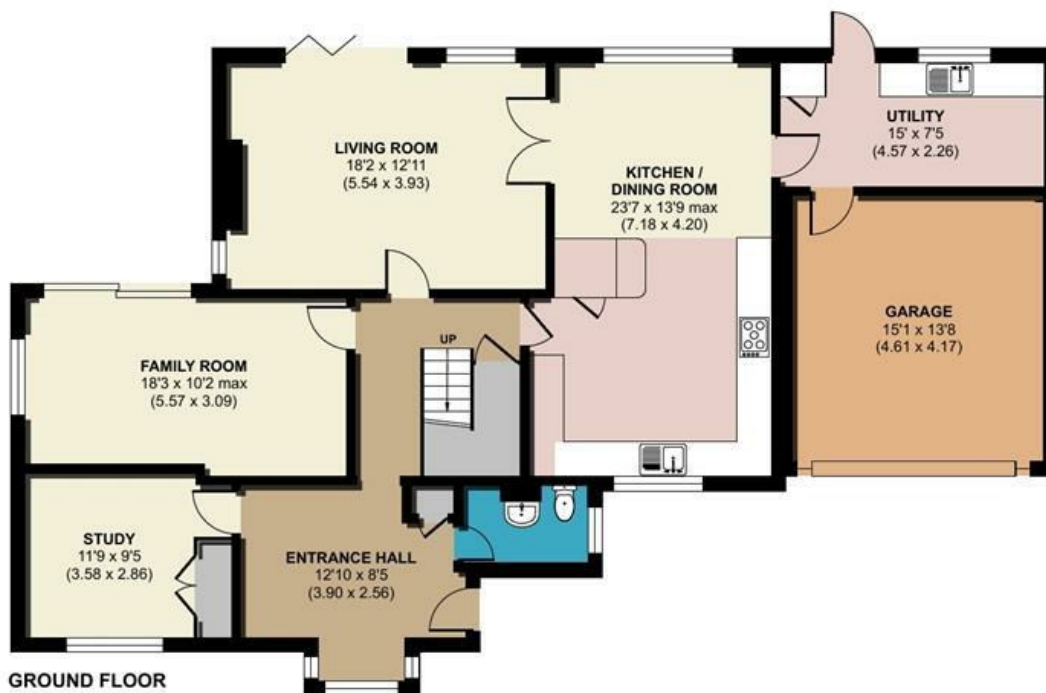
The Avenue, Crowthorne

Approximate Area = 2470 sq ft / 229.5 sq m (includes attached garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1271569

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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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